

RESOLUTION NO. 3490

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
AUTHORIZING THE TRANSFER OF REAL PROPERTY TO
THE CITY OF SOUTH BEND, INDIANA BOARD OF PUBLIC WORKS**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) exists and operates pursuant to Indiana Code Section 36-7-14; and

WHEREAS, the City of South Bend, Indiana, Board of Public Works (the “Board”) exists pursuant to Indiana Code Section 36-4-9-5; and

WHEREAS, the Commission owns certain real property located in the River West Development Area (the “Area”) at, as more particularly described on Exhibit A (the “Property”); and

WHEREAS, the Board has title to all properties adjacent to and abutting the Property; and

WHEREAS, the Commission is authorized to transfer such property pursuant to Indiana Code Section 36-7-14-12.2; and

WHEREAS, the Board and the Commission desire to consolidate real property ownership in the Area in the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby approves the conveyance of the Property to the Board pursuant to Indiana Code Section 36-7-14-12.2 pursuant to a quit claim deed in a form substantially similar to the document attached hereto as Exhibits B-1 through B-5, conveying all of the Commission’s right, title, and interest in the Property to the Board.

2. The Commission authorizes David Relos of the City’s Department of Community Investment to present for recordation in the Office of the Recorder of St. Joseph County, Indiana, the deed conveying the Property to the Board, as well as executing any other document necessary to effect the Commission’s conveyance to the Board.

3. This Resolution will be in full force and effect upon its adoption by the Commission.

Signature Page Follows

ADOPTED at a meeting of the South Bend Redevelopment Commission held on July 25, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Quentin Phillips, Secretary

EXHIBIT A

Legal Description

Parcel I: Part of Lots Numbered 29 and 30 in Birner Place Addition to the City of South Bend, as per plat thereof recorded August 20, 1907 in Plat Book 9, page 76 in the Office of the Recorder of St. Joseph County, Indiana, described as beginning at a point on the Easterly line of said Lot 30, 34 feet and 8 inches Southerly from the Northeasterly corner of said Lot 30; thence Westerly on a line parallel with Harvey Street, 76 feet to the Westerly line of said Lot 29 at a point 34 feet and 8 inches Southerly from the Northwesterly corner of said Lot 29; thence Southerly on said line, 34 feet and 8 inches; thence Easterly on a line parallel with Harvey Street, 76 feet to the Easterly line of said Lot 30 at a point 34 feet and 8 inches Southerly from the place of beginning; thence Northerly, 34 feet and 8 inches to the place of beginning.

Tax Key Number: 018-1032-1401

State Parcel ID: 71-08-02-380-018.000-026

Also known as: 431 North Allen Street, South Bend, IN 46616

Parcel II: Lot Numbered 26 in James D. Kent's Subdivision of Bank Out Lot Numbered 114, and one (1) acre off of the South side of Bank Out Lot Numbered 113 of the Third Plat of Out Lots of the Town, now City of South Bend, as per plat thereof recorded July 1, 1873 in Plat Book 3, page 27 in the Office of the Recorder of Saint Joseph County, Indiana, together with the South Half of the vacated alley lying North of and adjoining said Lot 26, EXCEPTING THEREFROM a lot or parcel of land 9.25 feet in width, North and South, taken off of and from the entire length of the South side thereof.

Tax Key Number: 018-1055-2336

State Parcel ID: 71-08-02-476-022.000-026

Also known as: 528 North Scott Street, South Bend, IN 46616

Parcel III: Lot Numbered 6 in James D. Kent's Subdivision of Bank Out Lot Numbered 114, and one (1) acre off of the South side of Bank Out Lot Numbered 113 of the Third Plat of Out Lots of the Town, now City of South Bend, as per plat thereof recorded July 1, 1873 in Plat Book 3, page 27 in the Office of the Recorder of Saint Joseph County, Indiana.

Tax Key Number: 018-1054-2320

State Parcel ID: 71-08-02-476-015.000-026

Also known as: 602 North Scott Street, South Bend, IN 46616

Parcel IV: A tract of land 24 feet in width, North and South, taken off of and from the entire length of the North side of Lot Numbered 11 in William Miller's Subdivision of a part of Bank Out Lot Numbered 113 of the Third Plat of Out Lots of the Town, now City of South Bend, as per plat thereof recorded February 27, 1875 in Plat Book 3, page 42 in the Office of the Recorder of Saint Joseph County, Indiana.

Tax Key Number: 018-1056-2397

State Parcel ID: 71-08-02-476-008.000-026

Also known as: 620 North Scott Street, South Bend, IN 46616

Parcel V: Lot 10 Replat Of Lot 37 Op Lowell

Tax Key Number: 018-5005-009901

State Parcel ID: 71-08-12-129-012.000-026

Also known as: Vac. Lot 10 LaSalle

EXHIBITS B-1 THROUGH B-5

Form of Quit Claim Deed

AUDITOR'S RECORD

TRANSFER NO. _____

TAXING UNIT _____

DATE _____

KEY NO. _____

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT the City of South Bend, Department of Redevelopment, acting by and through its governing body, the South Bend Redevelopment Commission (the "Grantor")

CONVEYS AND QUIT CLAIMS TO the Civil City of South Bend for the Use and Benefit of its Board of Public Works (the "Grantee"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located in St. Joseph County, Indiana, and more particularly described below (the "Properties"):

Legal Description: Part of Lots Numbered 29 and 30 in Birner Place Addition to the City of South Bend, as per plat thereof recorded August 20, 1907 in Plat Book 9, page 76 in the Office of the Recorder of St. Joseph County, Indiana, described as beginning at a point on the Easterly line of said Lot 30, 34 feet and 8 inches Southerly from the Northeasterly corner of said Lot 30; thence Westerly on a line parallel with Harvey Street, 76 feet to the Westerly line of said Lot 29 at a point 34 feet and 8 inches Southerly from the Northwesterly corner of said Lot 29; thence Southerly on said line, 34 feet and 8 inches; thence Easterly on a line parallel with Harvey Street, 76 feet to the Easterly line of said Lot 30 at a point 34 feet and 8 inches Southerly from the place of beginning; thence Northerly, 34 feet and 8 inches to the place of beginning.

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State Parcel ID: 71-08-02-380-018.000-026

Also known as: 431 North Allen Street, South Bend, IN 46616

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quit Claim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quit Claim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

Dated this 25th day of July 2019.

GRANTOR:

South Bend Redevelopment Commission

By: _____
Marcia I. Jones, Vice President

ATTEST:

By: _____
Quentin Phillips, Secretary

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me, the undersigned, a Notary Public for and in said County and State this 25th day of July 2019, personally appeared Marcia I. Jones and Quentin Phillips, known to me to be, respectively, as the President and Secretary of the South Bend Redevelopment Commission, the Grantor, and acknowledged the execution of the foregoing Quit Claim Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Mary C. Brazinsky, Notary Public
Resident of St. Joseph County, Indiana
Commission expires: December 12, 2024

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Sandra L. Kennedy

Prepared by Sandra L. Kennedy, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

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