

FAX TRANSMITTAL

Office of the City Clerk

Coleman A Young Municipal Center
Two Woodward Avenue, Suite 200
Detroit, Michigan 48226
Telephone: (313) 224-2070 Fax: (313) 224-2075

Monday, April 20, 2015

No. of Pages 13

FROM: *Mr. Andre Gilbert II, Junior Assistant City Council Committee Clerk*

SUBJECT: *Petition #638, Cathryn Coleman, request permission to convert the alley area of the properties 15151 Chippewa and 20080 James Couzens Fwy. into an easement.*

FAX TO THE FOLLOWING DEPARTMENT(S):

Ms. Trisha Stein, Interim Director	Planning and Development Department	(313) 224-1629
Mr. Richard Doherty, City Engineer	DPW - City Engineering Division	(313) 224-1464

Attachment

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Robin R. Underwood, CMC
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, April 20, 2015

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

638 *Cathryn Coleman, request permission to convert the alley area of the properties 15151 Chippewa and 20080 James Couzens Fwy. into an easement.*

Tuesday, April 7, 2015

#638

DETROIT
CITY CLERK
2015 APR 10 A 11:44

C & C Secured Investments, LLC.

Cathryn Coleman, Owner

P.O BOX 37921

Oak Park, MI 48237

(313) 728-6267

The Honorable City Council

Attn: Office of the City Clerk

200 Coleman A. Young Municipal Center

Detroit, MI 48226

Re: 15151 Chippewa Detroit, MI 48235-1671 Parcel # 22046473.

20080 James Couzens Fwy. Detroit, MI 48235-1671 Parcel # 22019400-8

Greetings!,

I am Cathryn Coleman and hold deed to the following parcels within the City of Detroit that are adjoined together. It is my intent to use the 20080 James Couzens Freeway Detroit, MI 48235 vacant land to merge with the very small backyard area of the residential home located at 15151 Chippewa Street Detroit, MI 48235 to make one very large backyard area.

I mow the lawn, plow the snow and free this entire area on a regular basis of debris and trash. I would like to fence in the entire area and this was my intended purpose in the purchase of both parcels. The issue comes into play in regards to the abandoned alley area of the vacant land. There is no concrete area that would allow a vehicle or any walking area on the alley area. I would like to petition the alley area of the property to be converted to "easement". I have identified this area of the requested petition by highlighting it in blue on the enclosed diagram.

The makeup of the land located at 20080 James Couzens Fwy. Detroit, MI 48235-1671 Parcel # 22019400-8 does not allow any other use of the property as outlined in green on the enclosed diagram. I'm unsure as to what the original purpose or intent of this parcel was as it lacks the space and dimensions to allow any form of a structure to be established. The 15151 Chippewa Detroit, MI 48235-1671 Parcel # 22046473 property, lacks a comparable functional backyard of all other parcels in the area, due to the makeup of this land and is highlighted in pink. This was my reasoning for having purchased both parcels; to ensure that my property line increases the value of my home as well as the community. It also allows two tax bills to be back on the roll and promotes stabilization of the neighborhood.

In the event that my petition is not granted I'm formally requesting that I'm allowed to have an actual hearing before the Honorable City Council.

Respectfully and anxiously awaiting a response,

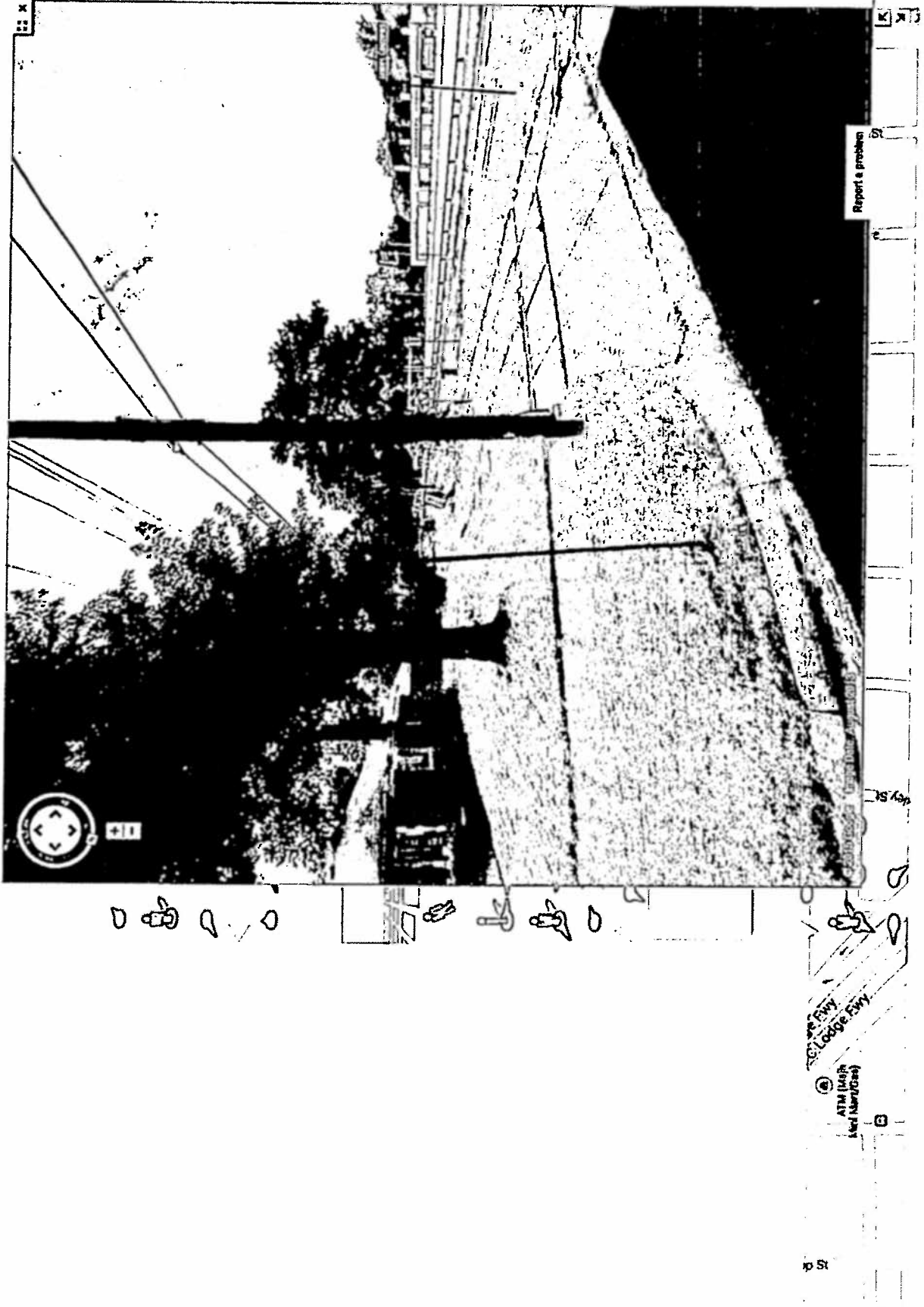
A handwritten signature in black ink, appearing to read "Mrs. Cathryn Coleman". The signature is fluid and cursive, with a horizontal line extending to the right from the end of the name.

Mrs. Cathryn Coleman, MBA

enclosure (8)

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



15151 CHIPPEWA DETROIT, MI 48235 - Google Maps

<https://maps.google.com/maps?output=classic&dg=brw>



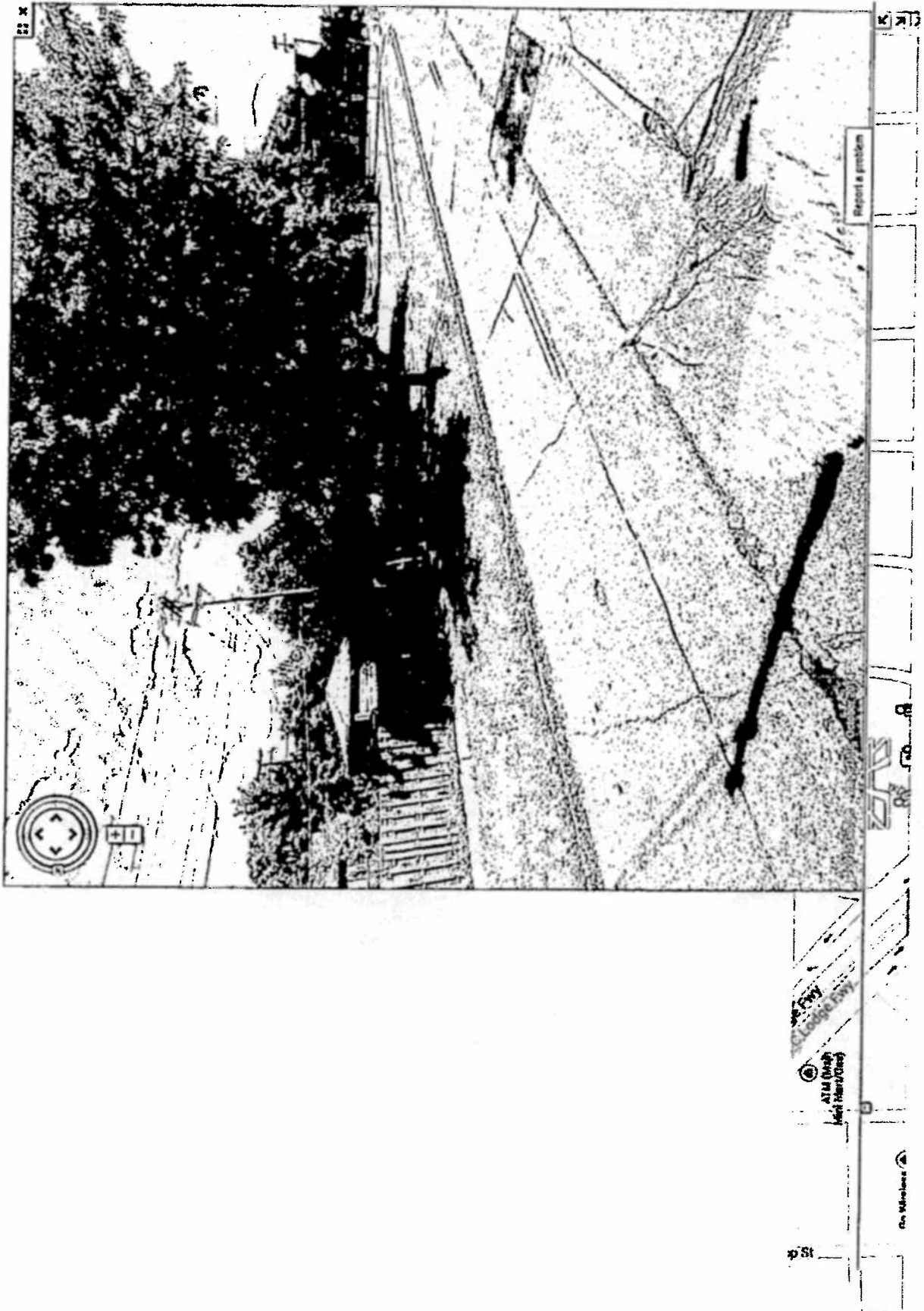
To see all the details that are visible on the screen, use the "Print" link next to the map.



To see all the details that are visible on the screen, use the "Print" link next to the map.

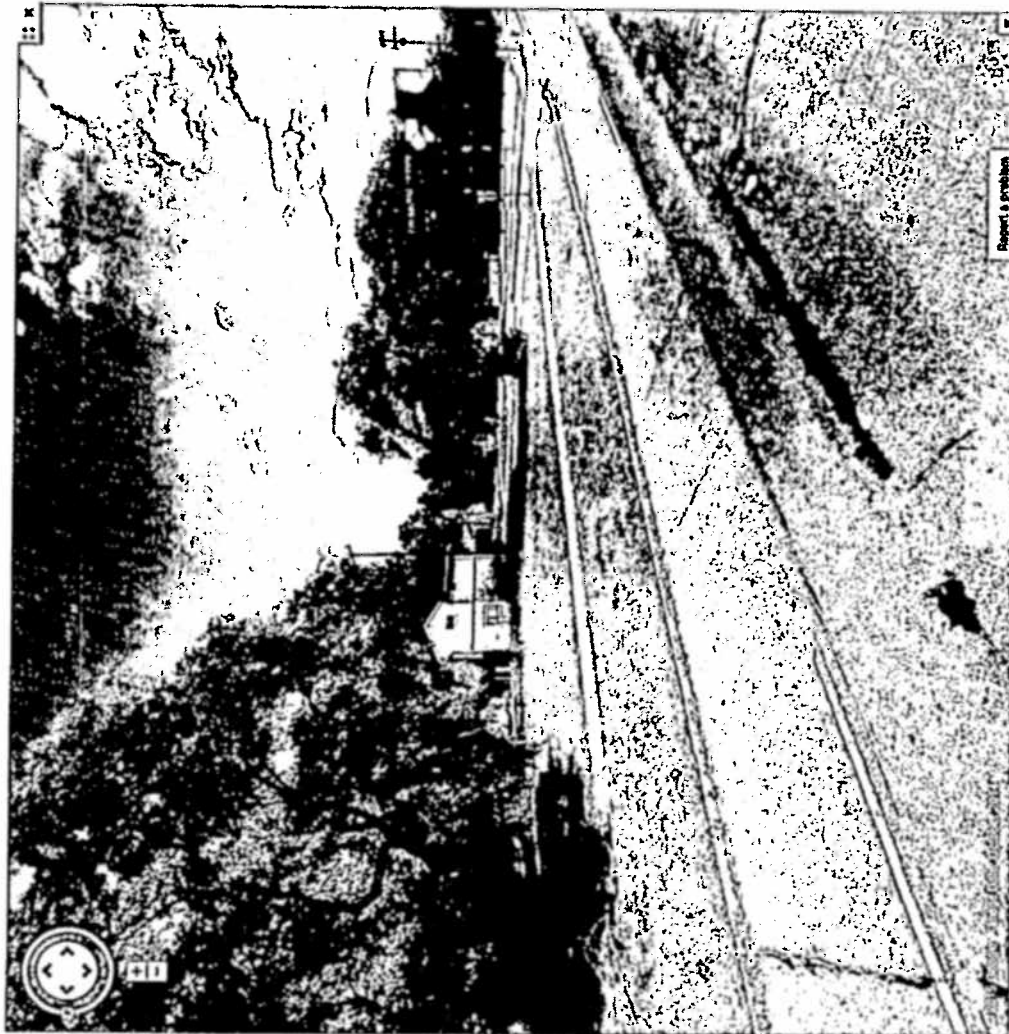
15151 CHIPPEWA DETROIT, MI 48235 - Google Maps

Google



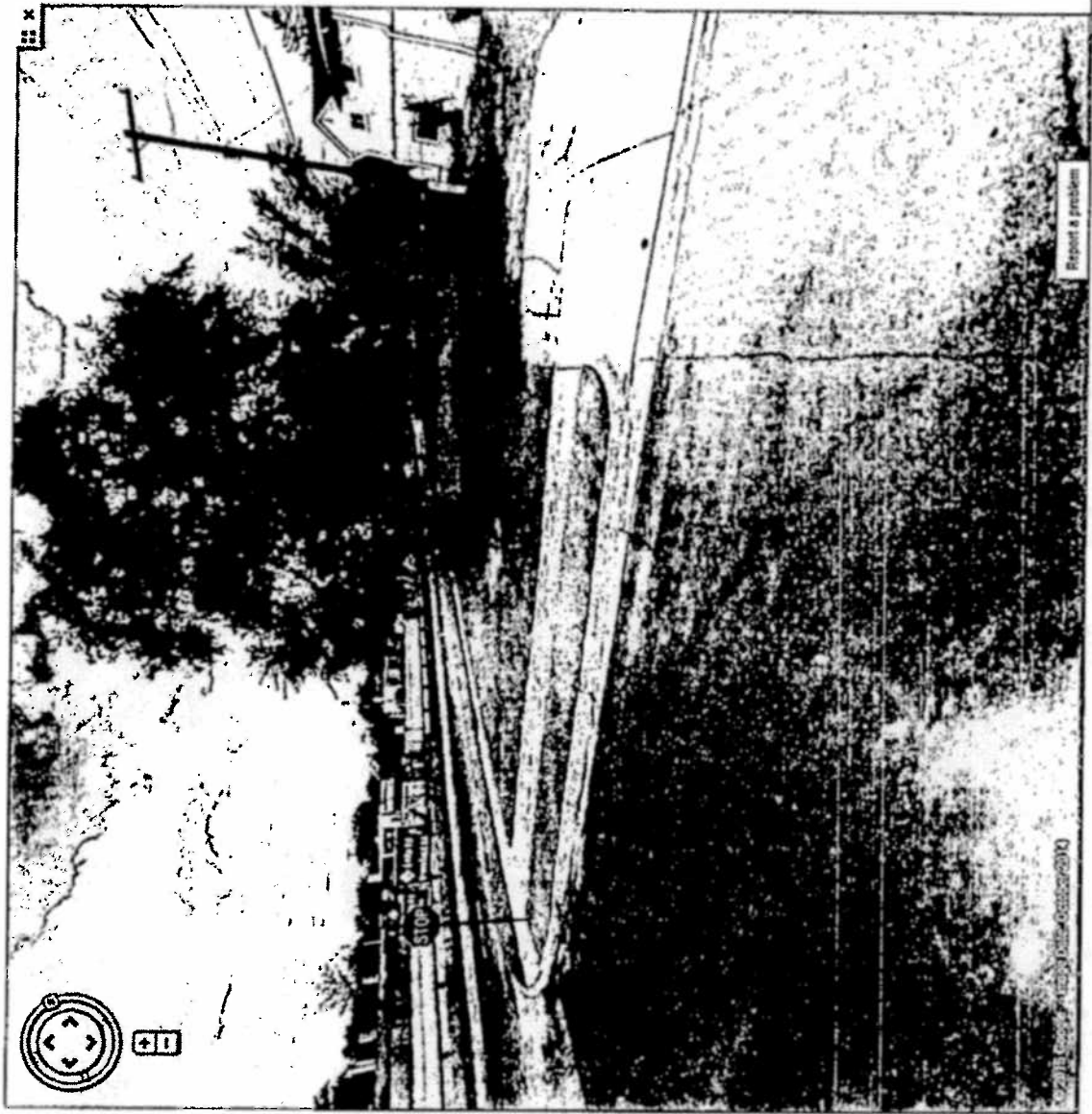
Google

To see all the details that are visible on the screen, use the "Print" link next to the map.





To see all the details that are visible on the screen, use the "Print" link next to the map.



2014439996 L: 51848 P: 137 QCD
 11/11/2014 01:15:39 PM Total Pages: 1
 Bernard J. Youngblood, Register of Deeds - Wayne County, MI
 ELECTRONICALLY RECORDED

WAYNE COUNTY TREASURER
QUIT CLAIM DEED

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

Raymond J. Wojtowicz, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor/Treasurer whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to:

CATHRYN R COLEMAN

hereinafter called the Grantee, whose address is:

20126 BASIL DETROIT, MI 48235

described premises located in the **CITY OF DETROIT, WAYNE COUNTY, MI** the following

Tax Parcel I.D. #: **22046473.**

Legal Description:

E OXLEY LOT 1018; EXC E 3 FT, W 9 FT OF VAC ALLEY ADJ SAN BERNARDO PARK NO 3 SUB L55 P23 PLATS, W C R 22/640 82 IRREG

Commonly known as: **15151 CHIPPEWA DETROIT, MI 48235**

For the full consideration of **\$7,100.00** Dollars.

Date: **November 11, 2014**

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way, private deed restrictions; building restrictions of record; all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(I).

Declaration of Conditions Subsequent. This Declaration is made to give record notice of the conditions subsequent to the sale of the Property by imposition of the following restrictions on the sale to the Property:

- A. That Grantee or any subsequent Purchaser/Assignee shall pay all tax obligations due on the date the Deed is issued and shall keep current payment on all tax obligations for the two years following the date the deed was issued.
- B. That Grantee or subsequent Purchaser/Assignee shall either demolish the property within six months following the date of the deed or maintain and secure the Property for two years following the date of the deed from Grantor/Treasurer in accordance with local building, health and public safety ordinances.
- C. That failure of the Grantee or subsequent Purchaser/Assignee to comply with above clauses A and/or B or to cure the default within 30 days of written notice may result in a reversion of the title of the Property to the Grantor/Treasurer or assigned to the State of Michigan, County of Wayne, City, or Township where the property is located, at the discretion of the Grantor/Treasurer. The right of reversion of title shall reinstate fee simple absolute title to the Grantor/Treasurer or to Treasurer's assignee within 30 days of failure to cure default, unless extended at the Treasurer's sole discretion. Written notice of default and failure to cure default addressed to the Grantee and mailed to the Grantee's address as written on the deed shall be notice to any subsequent Purchaser/Assignee, unless a copy of the Property Transfer Affidavit (PTA) that was filed with the local Assessor and which includes any change of mailing address is hand delivered to and signed as received by said Grantor/Treasurer, or designated representative. **DURING THE TAX YEARS THAT THE CONDITIONS SUBSEQUENT APPLY, THIS PROPERTY SHALL NOT BE SOLD, CONVEYED OR TRANSFERRED UNLESS ALL TAXES ARE PAID IN FULL. VIOLATORS SHALL BE PERSONALLY LIABLE TO PURCHASER AND/OR GRANTOR/TREASURER FOR DAMAGES AND AGREE TO SUBMIT TO THE JURISDICTION OF THE COURTS IN THE STATE OF MICHIGAN.**

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.

2014439984 L: 51848 P: 125 QCD
 11/11/2014 01:15:33 PM Total Pages: 1
 Bernard J. Youngblood, Register of Deeds - Wayne County, MI
 ELECTRONICALLY RECORDED

WAYNE COUNTY TREASURER
QUIT CLAIM DEED

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

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C & C SECURED INVESTMENTS, LLC

hereinafter called the Grantee, whose address is:

PO BOX 37921 OAK PARK , MI 48237

the following

described premises located in the CITY OF DETROIT, WAYNE COUNTY, MI

Tax Parcel I.D. #: 22019400-8

Legal Description:

N E JAS COUZENS TRIANG PT OF LOTS 1037 THRU 1046 BG S E 232.51 FT ON N E LINE & N E 38.8 FT ON S E LINE SAN BERNARDO PARK SUB NO 3 L55 P23 PLATS, W C R 22/640 235.72 IRREG

Commonly known as: 20080 JAMES COUZENS DETROIT, MI 48235

For the full consideration of \$1,200.00 Dollars.

Date: November 11, 2014

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way; private deed restrictions; building restrictions of record; all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(I).

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- C. That failure of the Grantee or subsequent Purchaser/Assignee to comply with above clauses A and/or B or to cure the default within 30 days of written notice may result in a reversion of the title of the Property to the Grantor/Treasurer or assigned to the State of Michigan, County of Wayne, City, or Township where the property is located, at the discretion of the Grantor/Treasurer. The right of reversion of title shall reinstate fee simple absolute title to the Grantor/Treasurer or to Treasurer's assignee within 30 days of failure to cure default, unless extended at the Treasurer's sole discretion. Written notice of default and failure to cure default addressed to the Grantee and mailed to the Grantee's address as written on the deed shall be notice to any subsequent Purchaser/Assignee, unless a copy of the Property Transfer Affidavit (PTA) that was filed with the local Assessor and which includes any change of mailing address is hand delivered to and signed as received by said Grantor/Treasurer, or designated representative. DURING THE TAX YEARS THAT THE CONDITIONS SUBSEQUENT APPLY, THIS PROPERTY SHALL NOT BE SOLD, CONVEYED OR TRANSFERRED UNLESS ALL TAXES ARE PAID IN FULL. VIOLATORS SHALL BE PERSONALLY LIABLE TO PURCHASER AND/OR GRANTOR/TREASURER FOR DAMAGES AND AGREE TO SUBMIT TO THE JURISDICTION OF THE COURTS IN THE STATE OF MICHIGAN.

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.

FAX

To: To Whom It May Concern

Company:

Fax: 3132242075

Phone:

From: DWSD Fax Server

Fax:

Phone:

E-mail:

NOTES: