

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Walter A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, February 20, 2017

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

1439 *Mohamad Elghandour, request to vacate alley located at 6857-6919 Greenfield Street.*

From:

Mohamad Elghandour
Luxury Properties & Investments
6845 Greenfield Road, suite # 100
Detroit MI 48228
Ph:(313)9809998/(313) 899-8668

To:

The Honorable Detroit City Council
ATTN: Office of the city clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

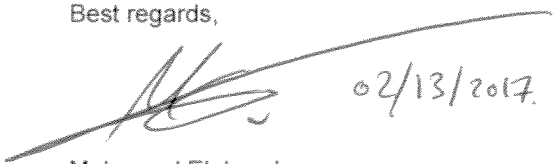
Dear Detroit City Council Members,

I have been operating multiple businesses in the city of Detroit for around a decade now and has been both supporting the local economy as well as enjoying good prosperity. I just recently purchased properties on Greenfield Road listed below:

6889 Greenfield Road
Detroit MI 48228
6857 Greenfield Road
Detroit MI 48228
6911 Greenfield Road
Detroit MI 48228
6919 Greenfield Road
Detroit MI 48228

Please consider converting the alley behind these properties to easment. We at, Luxury Properties and Invesntments, are putting plans together to construct a large retail plaza which will support multiple businesses, provide a boost to the neighborhood economy, and provide jobs. The alley is currently abandoned and is not in use by any other businesses or residents for access. Please review attached images. We are working through the finances of the project and expect to start working on the project in Spring of 2017. The addition of the alley will help our project and provide more room to position a thriving plaza. Also, it will prevent unauthorized access to the alley providing better security for all the neighbors sharing the alley. Your assistance in this matter will be greatly aprecaited.

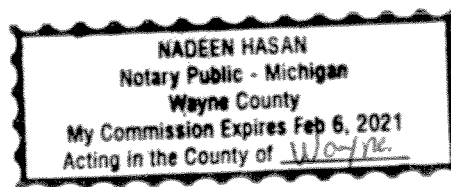
Best regards,



02/13/2017.

Mohamad Elghandour

Note: Pictures attached for alley.
Copies of deeds also attached for reference.
Survey attached to this letter as well.



WARRANTY DEED, LIBER 1284, PAGE 713, WAHNE COUNTY RECORDS
 LOT 277 EXCEPT THE EASTERN 40 FEET THEREOF, WEST WARREN ESTATE NO. 1 AS RECORDED IN LIBER 43, PAGE 70, WAHNE COUNTY RECORDS

DECEASED FOR THE PURPOSES OF
 THE WEST 80 FEET OF LOT 277, WEST WARREN ESTATE NO. 1 AS RECORDED IN LIBER 43, PAGE 70, WAHNE COUNTY RECORDS

LEGAL DESCRIPTION EAST WEST GREENFIELD ROAD

WARRANTY DEED, LIBER 1284, PAGE 713, WAHNE COUNTY RECORDS
 LOTS 274, 275, 280 AND 281 EXCEPT THE EASTERN 40 FEET OF EACH LOT BEING FOR ROAD PURPOSES, WEST WARREN ESTATE SUBDIVISION NO. 1 AS RECORDED IN THE PLAT THEREOF RECORDED IN LIBER 43 OF PLATS, PAGE 70 OF WAHNE COUNTY RECORDS

LEGAL DESCRIPTION EAST GREENFIELD ROAD

WARRANTY DEED, LIBER 1285, PAGE 814, WAHNE COUNTY RECORDS
 LOT 282 EXCEPT THE EAST 40 FEET, LOT 283 EXCEPT THE EAST 44 FEET AND LOTS 284 THROUGH 286 EXCEPT THE EAST 40 FEET OF SAID LOTS, WEST WARREN ESTATE SUBDIVISION NO. 1 AS RECORDED IN LIBER 43, PAGE 70 OF WAHNE COUNTY RECORDS

NOTES

1. THE BOUNDARY LINES SHOWN ARE FOR INFORMATION ONLY. A BOUNDARY SURVEY IS NECESSARY TO DETERMINE THE EXACT LOCATION OF THE BOUNDARY LINES.

2. CURRENT 2013 POLY-CAD NOT BEEN PLUMBED AS TO THE SURVEY INSTRUMENT CALIBRATION AND/OR INSURANCES. SURVEYING SUBJECTS SHALL NOT BE HELD.

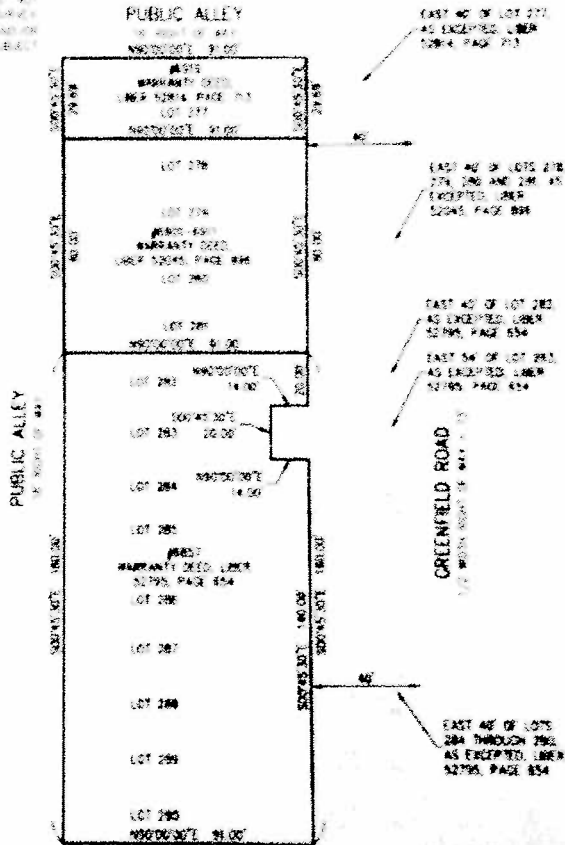
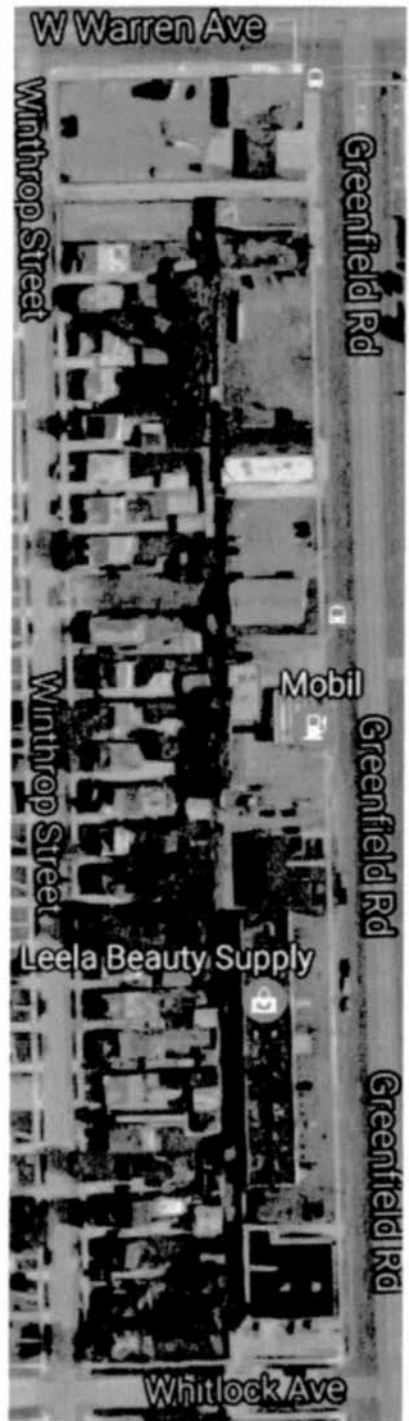
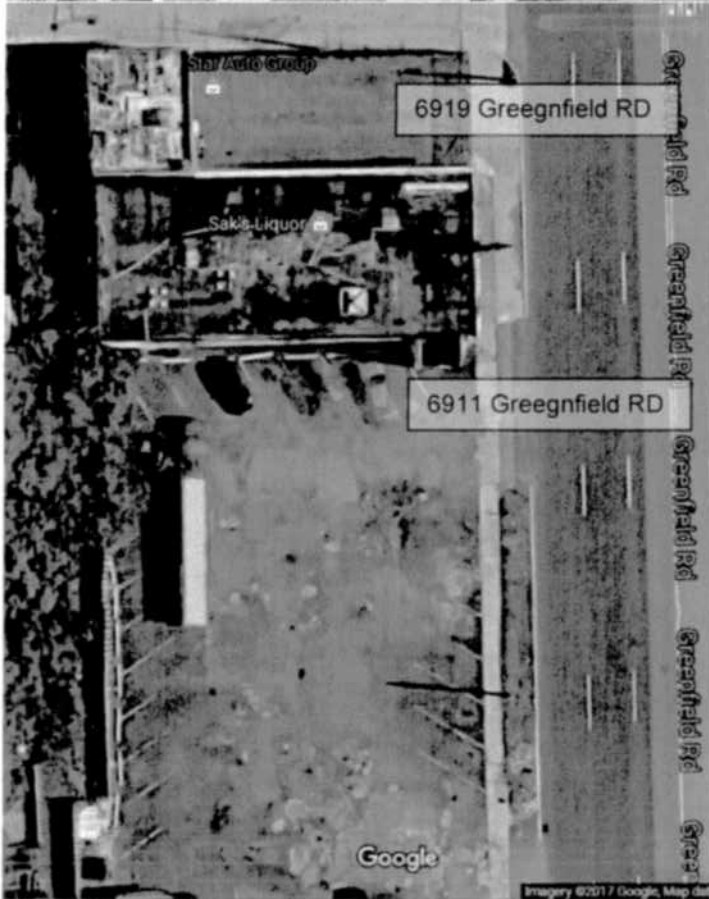
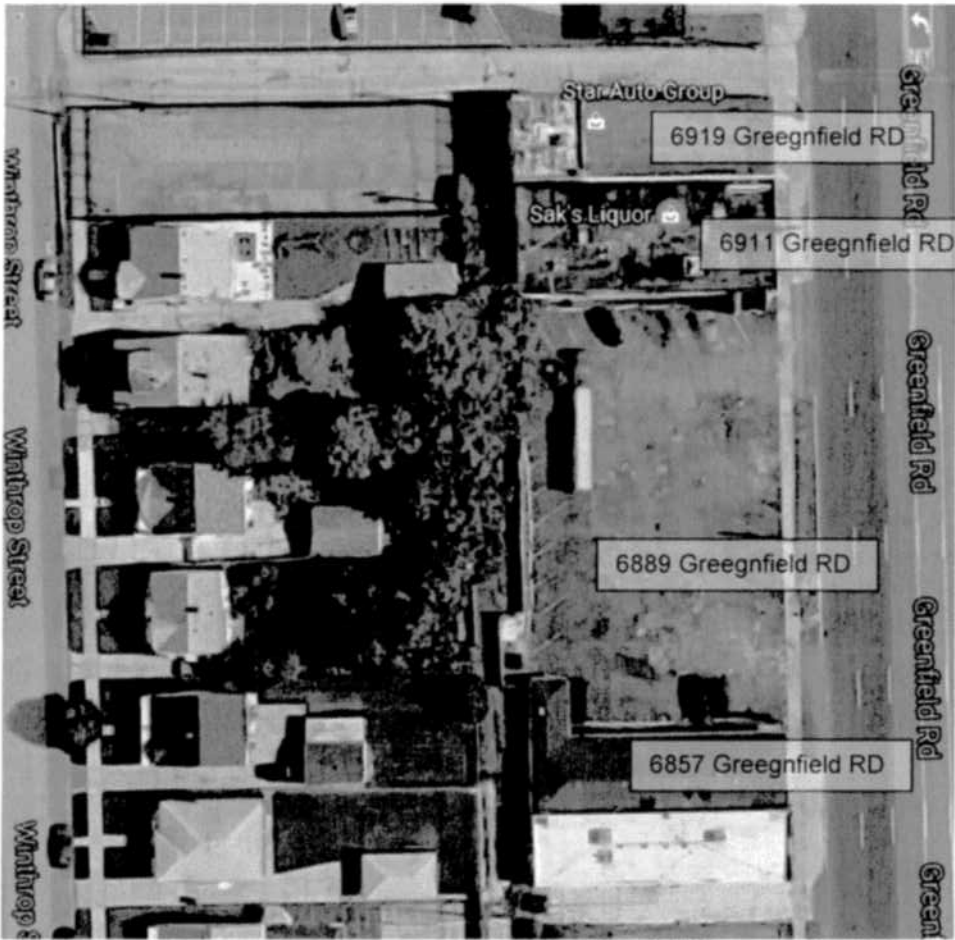
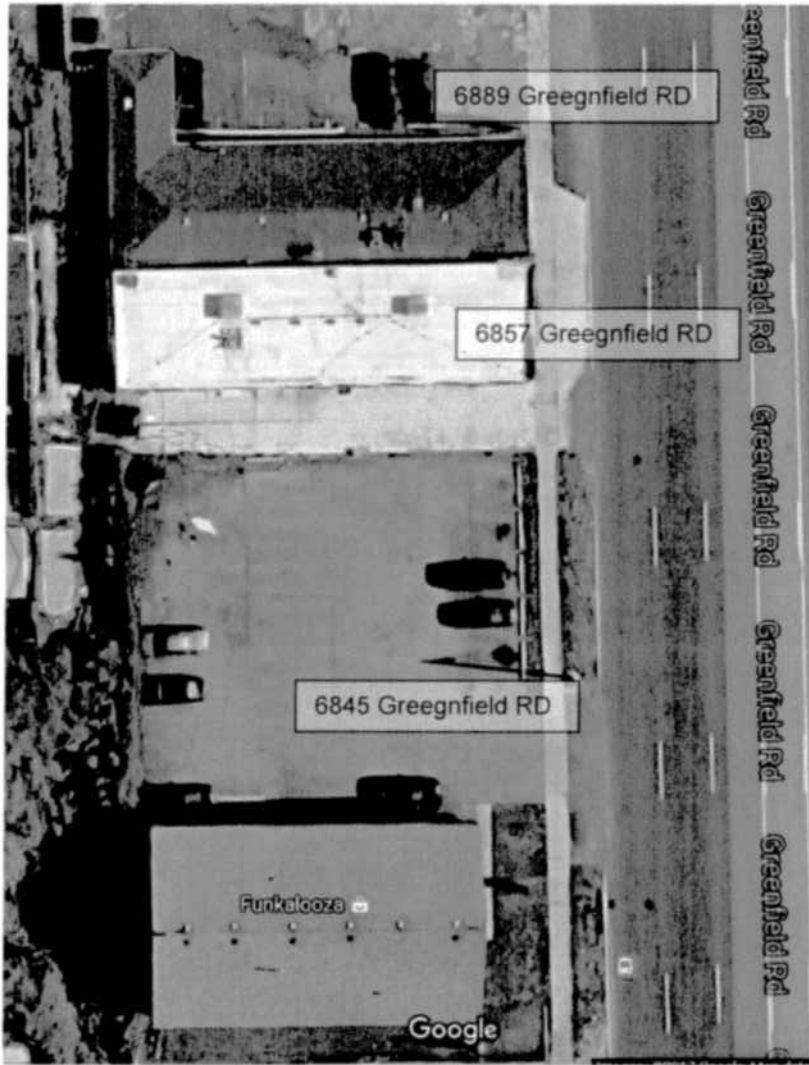


EXHIBIT		CORE LAND CONSULTING PROFESSIONAL SURVEYING 1000 Northwestern Hwy., Suite 200 Southfield, MI 48034 Phone: (248) 452-7100 Fax: (248) 452-7104
Client: Debbie Brown	Project No: 2013-02	
Date: 09/17/2013	Revision No:	
Drawn By: MRM	Scale:	

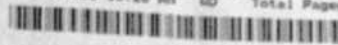






2016 MAR -1 AM 10:22

Bernard J. Youngblood
Wayne County Register of Deeds
2016074654 L: 52814 P: 713
03/01/2016 10:28 AM MD Total Pages: 1



MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County Tax Stamp #295733
03/01/2016
Receipt # 16-60633 L: 52814 P: 713
State Tax: \$167.50 County Tax: \$27.50



WARRANTY DEED

Know all persons by these presents, that Hoda Investments, L.L.C., a Michigan limited liability company, whose address is 26360 Lawrence St., Dearborn Heights, Michigan 48127, Convey(s) and Warrant(s) to LUXURY PROPERTIES & INVESTMENT, L.L.C, a Michigan limited liability company, whose address is 24530 Ford Rd., Dearborn Heights, Michigan 48127, the following described premises situated in City of Detroit, County of Wayne, State of Michigan to-wit:

LOT 277, EXCEPT THE EAST 40 FEET THEREOF, WEST WARREN ESTATE NO. 1, AS RECORDED IN LIBER 43, PAGE 70, WAYNE COUNTY RECORDS.

**DESCRIBED FOR TAX PURPOSES AS:
THE WEST 91 FEET OF LOT 277, WEST WARREN ESTATE NO. 1, AS RECORDED IN LIBER 43, PAGE 70, WAYNE COUNTY RECORDS.**

COMMONLY KNOWN AS: 2515 GREENFIELD, DETROIT, MI 48228

PARCEL I.D. NUMBER: 2001294

For the full consideration of Twenty Five Thousand and 00/100 (\$25,000.00), Subject to existing building and use restrictions, easements, and zoning ordinances, if any.

Signed and dated the 16 of February 2016 by
authorized member(s) of HODA INVESTMENTS,
L.L.C.

Hoda Hoda
Print Name:

Hoda Hoda, sole member

Witnesses:

2016 FEB 19 PM 12:09

Bernard J. Youngblood
Wayne County Register of Deeds
2016064541 L: 52795 P: 654
02/19/2016 12:06 PM UD Total Pages: 1



MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County Tax Stamp #307756
02/18/2016
Receipt# 16-02189 L: 52795 P: 654
State Tax: \$2773.00 County Tax: \$487.00



WARRANTY DEED
(Warranty Form - Individuals)

Know all persons by these presents that **Thomas Costello, a single man and ~~Gracie C. Puleo, a married woman, as tenants in common~~** whose address is **15057 HOUGHTON, LEVONIA, MI 48154**

Conveys and warrants(s) to, **Luxury Properties & Investment, LLC** whose address is **24530 Ford Rd., Dearborn Hts, MI 48172**

Land situated in the City of Dearborn, County of Wayne, State of Michigan Described as follows:

Lot 282 except the East 40 feet and lots 283 and 284 and lots 284 through 290 except the East 40 feet of said lots, West-Warrent Avenue Subdivision No. 1, as recorded in Liber 43, Page 70, Wayne County Records.

Commonly known as: **6857 Greenfield, Detroit, MI**
Parcel I.D. Number: **Ward 22, Item No. 051353-00**

For the full consideration of **Three Hundred Seventy Thousand and 00/100 (\$370,000.00)**
Subject to existing building and use restrictions, easements, and zoning ordinances, and rights of way, if any.

Dated: **January 28, 2016**

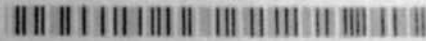
Thomas Costello
Thomas Costello **COSTELLO**
Gracie C. Puleo
Gracie C. Puleo

This is to certify that there are no delinquent property taxes owed to our office on this property for the years prior to the date of this instrument. No representation is made as to the amount of any tax lien or other debt to any other entity.
Notarized by *[Signature]* Notarized
Date: *2-12-16* WAYNE COUNTY TREASURER Clerk *[Signature]*

2016 FEB 16 PM 1:06

Bernard J. Youngblood
Wayne County Register of Deeds

2016072681 L: 52810 P: 971
02/16/2016 01:06 PM MD Total Pages: 1



MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County Tax Stamp #396517
02/16/2016

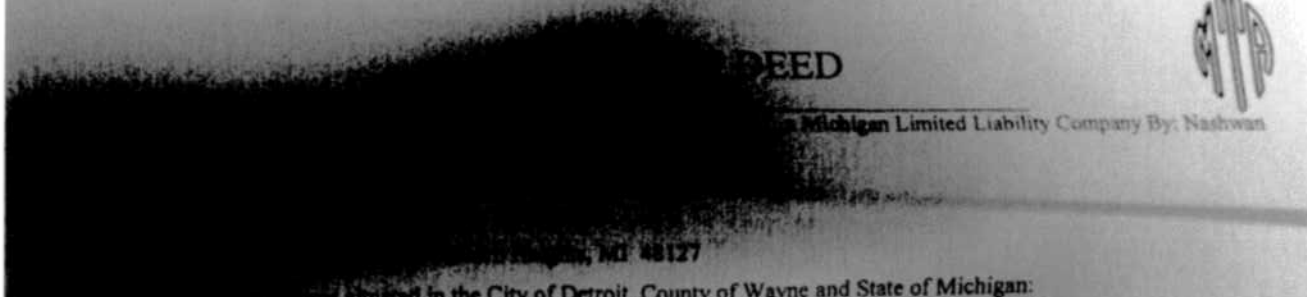


Receipt# 16-59567 L: 52810 P: 971
State Tax: \$1875.00 County Tax: \$275.00



DEED

Michigan Limited Liability Company By: Nashwan



located in the City of Detroit, County of Wayne and State of Michigan:
Lots 278, 279, 280 and 281, except the Easterly 40 feet of each lot deeded for road purposes, West Warren Estates
Subdivision No. 1, according to the plat thereof recorded in Liber 43 of Plats, Page 70 of Wayne County Records.

also known as Property Address: 6901-6911 Greenfield Road, Detroit, MI 48228
Tax ID No. Ward No. 22 Item No. 051349-52

for the sum of \$250,000.00 (Two Hundred Fifty Thousand and 00/100 Dollars)

subject to easements and building and use restriction of record, if any.

Dated this 30th day of December, 2015.

Signed by:

2017-02-20

1439

1439 *Petition of Mohamad Elghandour,
request to vacate alley located at
6857-6919 Greenfield Street.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION