

VERIFIED ~~OWNER~~ ^{PROPERTY OWNER}

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, November 06, 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

1823 *CASEMENT*
Union Capitol Development, request to vacate an alley located behind 3729 W. Chicago.

22c
80



Union Capital Development LLC
Housing and Financial Development Consultants
3535 Cass Ave
Detroit, MI 48201

October 24, 2017

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

Honorable Ladies and Gentlemen:

Union Capital Development, acting as an agent of the Salvation Army, an Illinois Corporation, 10 W. Algonquin, Des Plaines, Illinois 60016, requests to petition your honorable body for the closing of the east-west alley behind 3729 W. Chicago. The alley is bounded by West Chicago to the North, Dexter to the East, Longfellow to the South and McQuade to the West. We would seek to accomplish this immediately upon the approval of your honorable body.

It is the intent of The Salvation Army to establish a child day care facility in an existing church and a non-profit neighborhood center at the above location. There is no plan to construct anything in the right-of-way or effect existing utilities. It is necessary to close the alley in order to provide access to the required 2, 000 sq. ft. outdoor play area without crossing a street or alley. The Salvation Army has acquired title to the property on the north and south sides of the alley.

We are providing copies of the title documents and a site plan for clarity. If you need any additional information, please contact me. If your honorable body finds some controversy or reason to deny our petition, we ask for a formal hearing to present our case.

Respectfully,

Robert Zinser
734-330-1185

00121945 NOV 20 2000

KCC 10/11/01

Liber-32787 Page-565
200393661 11/20/2000
F.E. Youngblood, Wayne Co. Register of Deeds
RDJHCEL

QUIT CLAIM DEED

Subject to the following paragraph, the City of Detroit, a Michigan public body corporate whose address is 2 Woodward Avenue, Detroit, MI 48226, quit claims to The Salvation Army, an Illinois Corporation whose address is 10 W. Algonquin, Des Plaines, Illinois 60016

(See Attached Exhibit A)

AKIA 3729, 3735, 3741, 3751, 3765, 3787-3789 W. Chicago, 3734-3738 & 3742-3744 Longfellow Ward 14 Items 3521, 3522, 3523, 3524, 3525, 3526, 3519 & 3518 (the "Property") for the sum of Forty-Two Thousand and 00/100 Dollars (\$42,000.00) subject to and reserving to the City of Detroit its rights under public easements and rights of way, easements of record, applicable zoning ordinances, development plans pursuant to Act 344 of 1945 as amended (if any), and restrictions of record.

This Deed is given subject to the terms, covenants and conditions of an Agreement to Purchase and Develop Land dated JUNE 20, 2000, entered into by the parties hereto and which is incorporated herein by reference and recorded on _____ in the Office of the Register of Deeds for the County of Wayne, none of the terms, covenants and conditions of which shall be deemed merged in this Deed. The covenants therein recited to be covenants running with the land are hereby declared to be covenants running with the land enforceable by the City as therein set forth.

If the Property is rented for residential occupancy, the Property must be registered as a rental property pursuant to Ordinance 578-H (Detroit City Code § 28-6-42.5.)

This deed is dated as of OCT. 5, 2000

First Title Corporation

49625-00

WITNESSES:

Judy Cannon
Print: Judy Cannon
Janice Davis
Print: Janice Davis

CITY OF DETROIT, a Michigan public body corporate

By: [Signature]
Print: J. Edward Hannan
Its: Finance Director

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on June 20, 2000, by J. Edward Hannan, the Finance Director of the City of Detroit, a Michigan public body corporate, on behalf of the City.

[Signature]
Print: Stephanie Summers
Notary Public, Wayne County, Michigan
My commission expires: October 29, 2000

Pursuant to § 18-6-12 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.

Approved by City Council 04/26/00
Detroit Legal News 05 101 100 pp 9
Approved by Mayor 05/09/00
Approved as to form and execution:

[Signature]
Finance Director

[Signature]
City of Detroit Corporation Counsel

This instrument Drafted by:

When recorded, return to:--

Property Section
City of Detroit Law Department
1650 First National Building
Detroit, Michigan 48226

R QOD 12 4R 2AGS S EA) MG
Grantee
400 Renaissance Center Ste 2505
Detroit, MI 48243
(313) 259-1300

Exempt from transfer taxes pursuant to MCL § 207.505(h)(i) and MCL § 207.526(h) (l)

NO REVENUE ATTACHED

Exhibit A

Legal Description

Land in the City of Detroit, County of Wayne and State of Michigan being Lots 71 through 75, also Lots 82, 83 and Lots 184 through 188; "McQuades Dexter Boulevard Subdivision, of Part of the East Quarter of 1/4 Section 32, 10,000 A. T. City of Detroit, Wayne Co., Michigan as recorded in Liber 35, Page 5 of Plans, Wayne County Records.

DESCRIPTION CORRECT
ENGINEER OF SURVEYS

BY *Martin C. Quinn*
METCO SERVICES, INC.

A/K/A 3729, 3735, 3741, 3765, 3787-89 Chicago, 3734-36 & 3742-44 Longfellow
Ward 14 Items 3521, 3522, 3523, 3524, 3525, 3526, 3519 & 3518

02155672 SEP 18 2002

STATE OF MICHIGAN

WAYNE COUNTY
OCTOBER 26, 2002
RECEIPT #34477



REAL ESTATE
TRANSFER TAX

\$ 98.00-CO
\$ 878.00-ST
STAMP #188377714

L1-24914 Pa-814
202530473 9/18/2002
Berard J. Youngblood
Wayne Co. Register of Deeds

P. O

RECEIVED

2002

Commonwealth
Land Title Insurance Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Lloyd A. Watley, an unmarried man
whose street number and post office address is: 3123 E. Larned
Detroit, Michigan 48207

Convey(s) and Warrant(s) to: The Salvation Army, an Illinois Corporation
whose street number and post office address is: Central Territorial BQ, 10 W. Algonquin
10 W. Algonquin Rd.
Des Plaines, IL 60016-6006
the following described premises situated in the City of Detroit, County of Wayne, and
State of Michigan, to-wit:

Lot 84, McQuades Dexter Boulevard Subdivision, as recorded in Liber 35, Page 5, of
Plats, Wayne County Records.

3750-52 LONGFELLOW

Tax I.D. No. 003817 Ward No. 14

This is to certify that there are no tax liens or other
claims against this property and that taxes are paid for FIVE
YEARS previous to date of this instrument.

AUG 15 2002

No. 6944 Clerk *Marked G. Hahn*
Treasurer, City of Detroit

More commonly known as: 3750-52 Longfellow, Detroit, Michigan 48206
for the sum of NINETY THOUSAND AND 00/100, (**\$90,000.00) Dollars

subject to existing building and use restrictions, easements of record, and zoning
ordinances, if any;

Dated this 28th day of June, 2002

Signed and Sealed:

Lloyd A. Watley
Lloyd A. Watley

STATE OF Michigan

COUNTY OF Oakland } ss.

The foregoing instrument was acknowledged before me this 28th day of June, 2002
by Lloyd A. Watley, an unmarried man

My Commission expires 12/12, 02 Notary Public, Oakland County, Michigan

After recording return to:
Geoffrey Gallinger
Kots, Sangster, Wysocki & Bary, P.C.
400 MacCaw, Ste. 3555, Detroit, MI 48243
Rev. \$774.00

Drafted By:
Lloyd A. Watley, Assisted by
Commonwealth Land Title Ins. Co.
960 Wilshire, Ste. 305, Troy, MI 48064
177913

This is to certify that there are no tax liens or other
claims against this property and that taxes are paid for FIVE YEARS
previous to date of this instrument EXCEPT

WAYNE COUNTY TREASURER
QUIT CLAIM DEED

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

Richard P. Hathaway, 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
DETROIT LAND BANK AUTHORITY

hereinafter called the Grantee, whose address is
500 GRISWOLD STREET, SUITE 1200 DETROIT, MI 48226 the following
described premises located in the **CITY OF DETROIT, WAYNE COUNTY, MI**

Tax Parcel ID # **14003516**
Legal Description:
N LONGFELLOW 180 MCQUADES DEXTER BLVD SUB L35 P5 PLATS, W C R 14/184 43.37 X 100

Commonly known as: **3758 LONGFELLOW DETROIT, MI 48206**

For the full consideration of **\$0.00** Dollars Date **January 13, 2016**

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)(1).

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



Richard P. Hathaway
Richard P. Hathaway
Wayne County Treasurer

STATE OF MICHIGAN)
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this **13** day of **January**, **2016** by
Richard P. Hathaway, Wayne County Treasurer

Commonwealth

02133001 AUG 08 2002

LI-26708 Pa-1948
202477044 8/08/2002
Bernard J. Younsblood
Washt Co. Register of Deeds

Commonwealth
Land Title Insurance Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James C. Dickerson, an unmarried man and Evelyn Mason, as joint tenants with full rights of survivorship

whose street number and post office address is: 7037 Chalfonte
Detroit, Michigan 48238

Convey(s) and Warrant(s) to: The Salvation Army, an Illinois Corporation

whose street number and post office address is: Central Territorial Headquarters
10 W. Algonquin Rd.
Des Plaines, IL 60016-6006

the following described premises situated in the City of Detroit, County of Wayne, and State of Michigan, to-wit:

Lot 181, McQuades Dexter Boulevard Subdivision, as recorded in Liber 35, Page 5, of Plats, Wayne County Records.

3768-3770 LONGFELLOW

Tax I.D. No. 003515 Ward No. 14



REAL ESTATE
TRANSFER TAX
\$ 80.00-00
\$ 800.00-57
STAMP #180271800

More commonly known as: 3768-3770 Longfellow, Detroit, Michigan 48206

for the sum of EIGHTY THOUSAND AND 00/100, (***\$80,000.00*) Dollars

subject to existing building and use restrictions, easements of record, and zoning ordinances, if any;

Dated this 28th day of June, 2002

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument.

JUL 08 2002
No. 5448
Clerk
Treasurer, City of Detroit

Signed and Sealed:

James C. Dickerson
Evelyn Mason

STATE OF Michigan }
COUNTY OF Oakland } ss.

The foregoing instrument was acknowledged before me this 28th day of June, 2002 by James C. Dickerson, an unmarried man and Evelyn Mason, as joint tenants with full rights of survivorship

My Commission expires 12/19/03 Notary Public, Oakland County, Michigan

After recording return to:
Geoffrey Gallinger
Katz, Sengster, Wysocki and Berg, P.C.
400 RamGen, Ste. 3555, Detroit, MI 48243
Rev. \$188.00

Drafted By:
James Dickerson & Evelyn Mason
Assisted by Commonwealth Land Title Ins.
900 Milshire, Ste. 305, Troy, MI 48064
177913

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT \$2578

07-20-2002 3:01:25PM

OFFICE 4 M