



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0096	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	GARY ORLOWSKI		
PROPERTY ADDRESS:	25548 SERENITY DR, SOUTH BEND, IN, 46628		
CITY, STATE AND COUNTY:	SOUTH BEND, INDIANA (IN) AND ST JOSEPH		

SEARCH INFORMATION

SEARCH DATE:	11/08/2023	EFFECTIVE DATE:	11/06/2023
NAME(S) SEARCHED:	GARY ORLOWSKI		
ADDRESS/PARCEL SEARCHED:	25548 SERENITY DR, SOUTH BEND, IN, 46628/71-02-25-129-020.000-029		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

GARY R. ORLOWSKI

COMMENTS:	
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VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	CLELAND BUILDERS INCORPORATED, AN INDIANA CORPORATION.
DATED DATE:	02/09/2004	GRANTEE:	GARY R. ORLOWSKI
BOOK/PAGE:	N/A	RECORDED DATE:	03/02/2004
INSTRUMENT NO:	0409633		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF SOUTH BEND
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN ST. JOSEPH COUNTY, IN THE STATE OF INDIANA.

LOT NUMBERED FOUR (4) AS SHOWN ON THE RECORDED PLAT OF NATURE'S GATE SECTION ONE, RECORDED AUGUST 19, 2002 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO.0244208.

St. Joseph Indiana, Assessor

Parcel

Parcel ID 71-02-25-129-020.000-029	Parcel Address 25548 SERENITY DR	AV - Total Land & Improv. \$218,600	Data as of 5/1/2023 9:46:00 AM
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Owner Information

Owner Name	Orlowski Gary R
Owner Address	25548 Serenity Dr South Bend IN 46628-9587
Transfer Date	02/09/2004

Location Information

District No.	029	Section & Plat	
Area No.	013	State Assigned District No.	029
Parcel Address	25548 SERENITY DR	Routing No.	2-25B
		Parcel Address	25548 SERENITY DR
		Legal Desc.	Lot 4 Natures Gate Sec 1 03-04 New Replat Tr 6308 8-19-02

Parcel Information

Zoning		Level	N	Water	Y
Property Class Code	510	High	N	Sewer	Y
Neighborhood Code	7129047	Low	N	Gas	Y
Neighborhood Factor	161.00	Rolling	Y	Electricity	Y
Neighborhood Type	B	Swampy	N	Sidewalk	N
Street or Road Code	A	Flood Hazard		Alley	N
		Waterfront Property Type			

Topography

Services

Assessment Information

Current AV - Total Land	\$44,200	AV - Res. Land & Lots	\$44,200	Legal Acreage	.0000
Current AV - Total Improv.	\$174,400	AV - Res. Improv.	\$174,400	Average AV/Acre	\$0
AV - Total Land & Improv.	\$218,600	AV - Res. Land & Improv.	\$218,600	Appraisal Date	
AV - Commercial Land	\$0	AV - Non-Res. Land	\$0	Reason for Change Code	19
AV - Comm. Improv.	\$0	AV - Non-Res. Imp.	\$0	Prior AV - Total Land	\$27,400
AV - Comm. Land & Imp.	\$0	AV - Non-Res. Land & Improv.	\$0	Prior AV - Total Improv.	\$159,600
AV - Dwelling	\$158,900	AV - Classified Land	\$0	Adj. Factor Applied	0.00
AV - Farmland	\$0	AV - Homesite(s)	\$0		

PROPERTY OF ST. JOSEPH COUNTY

METROPOLITAN TITLE IN, LLC
210 N. IRONWOOD
SOUTH BEND, IN 46615

Transfer 14
Taxing Unit Warren
Date 3-2-04

0409633
RECORDED ON
03/02/2004 02:39:58PM
TERRI J. RETHLAKE
ST. JOSEPH COUNTY
RECORDER
REC FEE: \$16.00
PAGES: 2

Key No. 21-1037-059215
Grantee's mailing address
SAME

Property Address:
25548 Serenity Drive
South Bend, IN 46628

Corporate Warranty Deed

This Indenture Witnesseth, That Cleland Builders Incorporated, an Indiana corporation,

Conveys and Warrants to Gary R. Orlowski

for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in St. Joseph County, in the State of Indiana: Lot Numbered Four (4) as shown on the recorded Plat of Nature's Gate Section One, recorded August 19, 2002 in the Office of the Recorder of St. Joseph County, Indiana, as Instrument No. 0244208.

Subject to real estate taxes not yet due and payable.

Subject to Consent to Annexation and Waiver of Right to Remonstrate dated October 2, 2002, and recorded October 16, 2002, in the Office of the Recorder of St. Joseph County, Indiana, as Instrument No. 0255484, which provides, in part:

Continued on next page

The undersigned persons executing this deed on behalf of said grantor corporation represent and certify that they are duly elected officers of said corporation and have been fully empowered, by proper resolution of the Board of Directors of said corporation to execute and deliver this deed; that the grantor corporation has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

Subject To any and all easements, agreements, and restrictions of record.

Signed this 9th day of February, 2004

Cleland Builders Incorporated

By: Lance J. Cleland, President
Lance J. Cleland
Its: President

STATE OF INDIANA, ST. JOSEPH COUNTY, ss:

Before me, a Notary Public in and for the said County and State, personally appeared Lance J. Cleland as President of Cleland Builders Incorporated, an Indiana corporation,

who acknowledged the execution of the foregoing Corporate Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.



Witness my hand and notarial seal this 9th day of February, 2004.
Signature Linda M Leblang
Printed Linda M Leblang, Notary Public
Residing in St. Joseph County, Indiana

This instrument prepared by: Louis Klatch, Attorney at Law

11049100

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Case No. 11049100

CONTINUATION OF WARRANTY DEED

"...Owner of the Real Estate (hereinafter "Owner"), for themselves and their successors in title and assigns, waives and releases any and all right which they may now or hereinafter have to remonstrate against or otherwise object to, interfere with, or oppose any pending or future annexation of the Real Estate by the City of South Bend."

"...agrees hereby to vest in the City of South Bend the permanent right, at the City's discretion, to annex the Real Estate at any future time by duly authorized ordinance, pursuant to any and all applicable state or local annexation laws effective at the time of annexation."

"...agrees that any deeds, contracts, or other instruments of conveyance made by Owner, its successors or assigns, shall contain the waiver and release provisions contained herein, which provisions shall run with the land."

DataSource: St. Joseph, IN

Criteria: Party Name = ORLOWSKI, GARY

index date: 11/06/2023

mail out date: 11/06/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/30/2020	07/28/2020	2020-21674	REL HOME...	ORLOWSKI	GARY	LIENED PAR...
07/13/2020	07/07/2020	2020-19298	MORTGAGE...	ORLOWSKI	GARY R	MORTGAGOR
07/06/2020	07/02/2020	2020-18432	MORTGAGE...	ORLOWSKI	GARY R	MORTGAGOR
06/10/2020	06/04/2020	2020-15409	1ST MORT...	ORLOWSKI	GARY R	MORTGAGOR
04/05/2018	03/17/2018	1807597	EASEMENT	ORLOWSKI	GARY R	GRANTOR
04/26/2013	04/26/2013	1312478	HOMEOWNE...	ORLOWSKI	GARY	LIENED PAR...
05/03/2006	03/31/2006	0616858	1ST MORT...	ORLOWSKI	GARY R	MORTGAGOR
03/16/2004	03/05/2004	0411985	ASSIGNME...	ORLOWSKI	GARY R	MORTGAGOR/...
03/02/2004	03/01/2004	0409634	1ST MORT...	ORLOWSKI	GARY R	MORTGAGOR
03/02/2004	02/09/2004	0409633	CORP WAR...	ORLOWSKI	GARY R	GRANTEE
02/19/2003	01/21/2003	0309948	MORTGAGE...	ORLOWSKI	GARY R	MORTGAGOR
12/27/2002	11/12/2002	0271649	MORTGAGE...	ORLOWSKI	GARY R	MORTGAGOR
11/08/2002	11/06/2002	0261302	WARRANTY...	ORLOWSKI	GARY	GRANTOR
01/03/2002	12/26/2001	0200542	MORTGAGE...	ORLOWSKI	GARY R	MORTGAGOR
11/20/2001	10/25/2001	0158363	1ST MORT...	ORLOWSKI	GARY R	MORTGAGOR

Results found: 34



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