

609 E. La Salle

609 E. La Salle

Abstract of Title



FROM

**The Abstract and Title Corporation
of South Bend**

FOUNDED 1856

Building and Loan Tower
SOUTH BEND, INDIANA

No.

Abstract of Title



TO REAL ESTATE IN ST. JOSEPH COUNTY

STATE OF INDIANA

PREPARED BY

THE ABSTRACT AND TITLE CORPORATION
OF SOUTH BEND

BUILDING AND LOAN TOWER

SOUTH BEND, INDIANA

COMPLETE ABSTRACTS OF TITLE TO ALL LANDS AND TOWN LOTS
IN ST. JOSEPH COUNTY

FOUNDED 1856



Abstract of Title to
Lots 124, 125, & 126 in the
Original Plat of the Town of
Lowell, now a part of the
City of South Bend.
St Joseph County, Indiana.

THE TITLE, from the United States of
America, down to Samuel L. Cottrell, who
laid out and platted said lots, has been
generally accepted and regarded as a
good one, and most of the entire Town
of Lowell, depends upon his title.

A detailed abstract of the title down to
him would be voluminous, and we therefore
deem it unnecessary to encumber this abstract
with a recital of the details of his title, but will
merely make a brief statement, or synopsis of
the title down to Samuel L. Cottrell.

Said Lots are situate in the North half of the
N.E. 1/4 of Section No. 12, Township 37, N. Range, 2 East
according to United States Survey, and was Entered
from the United States by Alexis Coquillard & Francis Compere
Nov 11th 1830 - (A Patent from the United States is on
record in St. Joseph County, Ind.). Afterwards on the 10th
day of March 1831, by Patent, Recorded in Deed
Record B, page 89 of the records of said

county. The United States of America conveyed said land to Alexis Coquillard, ^{and Francis Compere} A quit claim deed was afterwards made by Francis Compere and wife to said Coquillard for said tract.

(Recorded in Book B. page 470) ~~quit claim deed~~

~~quit claim deed~~ Coquillard then, by a title bond (Recorded in Deed Record B. page 255) dated June 23rd.

1835, agreed to execute a conveyance of said land (with other land) to Joseph Fellows and Garrett V. Denniston of Albany N. Y.

The conditions of said Bond were never complied with, and the bond is said to have been set aside by a decree of the United States Courts. Several deeds &c. were made by Denniston & Fellows and others under said bond, but no claim of title has been made under said deeds &c. and if said bond was decreed to be worthless, of course all deeds and trusts and contracts of sale &c. made under and by virtue of the bond, are so.

On October 14th. 1845 said Tract was conveyed by the Sheriff of St. Joseph County, Indiana - in a sale made under an execution against Alexis Coquillard (and three others) to Christopher W. Emerick. Deed Recorded in Deed Record G. page 329.

Mr. Emerick then, on the 25th. day of May A.D. 1852, conveyed said tract to Samuel L. Cottrell by a deed, recorded in Book 2. page 530.

Afterwards to perfect his title he procured a Quit-claim deed from Alexis Cognilland and wife, (Recorded in Deed Record B, page 531.) and permitted said land to be sold for taxes, and re-purchased them at tax sale of 1851, and received a tax deed from the Auditor of St. Joseph County for the same (Dated January 7th. 1853 and Recorded in Deed Record R, page 304.) Afterwards on the 28th day of April 1854, Mr. Samuel L. Cottrell platted the same into Lots. (See plat in Deed Record T, page 236)

From Cottrell the title then proceeds as follows, viz —

<p>2 <u>Return</u></p> <p><u>Samuel L. Cottrell</u> <u>& Catharine, his wife</u></p> <p>"Edward Sorin for the Benefit of the Catholic School of St Joseph County Indiana his heirs and assigns"</p> <p><u>Recd</u></p> <p>of Lowell, in consideration of \$250.</p>	<p><u>Warranty Deed.</u> Dated Sept 14th 1853 and recorded Oct 8th 1853 in Deed Record S page 331. Conveys Lots 124, 125, and 126 in the Town</p>
---	--

3

There does not appear upon the county records, of St Joseph County Indiana, at this date, any Judgment Liens. Mechanics Liens Tax Deeds, Tax Sales, nor Mortgages, existing upon said lots, as incumbrances thereon. — October 9th 1882.

Return

I Certify, that the foregoing Abstract of
Title, contains a true statement or synop-
sis of the title to the said lots 124, 125 and
126, as the same appears upon the County
records of St Joseph County Indiana.

this 9th day of October AD 1882.

ANDERSON'S
ABSTRACTS OF TITLE

TO ALL LAND IN ST. JOSEPH COUNTY.

Established in 1858.

WILLIS A. BUGBEE, Proprietor.

Willis A. Bugbee
Abstracter.

WILLIS A. BUGBEE.

ATTORNEY AT LAW,
AND NOTARY PUBLIC,
SOUTH BEND, IND.

ABSTRACT OF TITLE CONTINUED

No. 4.

Edward Sorin, President of the
University of Notre Dame.

to

The corporation of St. Mary's
Academy.

Warranty Deed. Dated November 12th,
1862. Recorded August 14th, 1889,
in Deed Record 81, page 13.

Consideration \$1.00.

Convey and Warrant the following
real estate in St. Joseph County,

in the State of Indiana, to-wit: Lots Number 124, 125 and 126, in the Town
of Lowell, St. Joseph County and State of Indiana.

Signed and acknowledged by E. Sorin, November 12th, 1862, before
B. Peter, Notary Public for St. Joseph County, Indiana, and seal affixed.

No. 5.

St. Mary's Academy.

Articles of Association. Dated
October 13th, 186²₃. Recorded

February 26th, 1904, in Miscellaneous Record J, page 485.

Be it remembered that Edward Sorin, Mathurine Salon, Eliza
Gillespie, Mary Corby, Anna McIntosh & Mary Ann Murphy having associated
themselves together under the provisions of an Act of the General Assembly
of the State of Indiana, entitled an Act for the incorporation of High
Schools, Academies, Colleges, Universities, Theological Institutes and
Missionary Boards, approved Feb. 28th, 1855, have adopted the following
articles of Association.

Article 1. The Association shall be known by the name of St.
Mary's Academy.

Article 2. The purpose of the Association is to procure and
hold, the proper quantity of land near South Bend, St. Joseph County,
Indiana, and to erect and maintain thereon all suitable buildings,
structures and other appurtenances necessary and proper for a female
Academy and also such other building as may be necessary for the accomod-

ation of women devoting themselves to the missionary, charitable or other religious services of the Catholic Church and to establish an Academy of learning on said premises for the education of female students in the various branches of Arts and Sciences usually taught in female Academies of the highest standing and to confer such degrees upon scholars as are usual in such Institutions.

Article 3. The Academy, its student teachers and all persons in its employ to be governed by such rules and regulations as may from time to time be prescribed by the Board of Trustees.

Article 4. The capital stock of the Association shall be \$100,000.00, and divided in shares of \$50 each.

Article 5. Any person may subscribe for as many shares of stock as he pleases until it is all taken. After he has paid in the amount of the stock by him subscribed, he may assign the same or any part thereof upon the Books of the Association but not otherwise. The assignee as holder of such stock shall have all the rights of the original stockholders.

Article 6. The Association will receive any gift, grant, donation and bequest and apply the same to the use and benefit of the Association in the promotion of education therein according to the terms of such gift, grant or bequest, provided the terms are not in the judgment of the Board of trustees, inconsistent with the true interest of the Association.

Article 7. The amount already donated and subscribed to said Association amounts to the sum of \$40,000.00. No endowments or mode of raising the same has yet been agreed upon by the members of the Association and until some plan shall be adopted and such fund raised the Institution will be maintained by such compensation as capable and efficient teachers may be able to command.

Article 8. The Association believing that the usefulness and efficiency of the Institution would be greatly promoted by putting the same under the control and patronage of a religious body and members of the Roman Catholic Church having originated the enterprise and being desirous