

Permanent 448-07-078
Parcel #:

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DESH 1/23/2016 11:50:47 AM
201501230327

Type Instrument: Sheriffs Deed Ex Date: 1/23/2015 10:44:00 AM
Tax District #: 3250 Tax List Year: 2015
Land Use Code: 5100
Grantee: CITY OF PARMA LAND REUTIL Land Value: 24,700
Balance Assumed: \$ 0.00 Building Value: 25,200
Total Consideration: \$ 0.00 Total Value: 49,900
Conv. Fee Paid: \$ 0.00 Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50 Rcpt: F-01232015-2
Fee Paid by: Sheriff Inst #: 682358
Exempt Code: B Check #: 0145

Mark A. Pankaj

Cuyahoga County Fiscal Officer

SHERIFF'S DEED
(Direct Transfer)

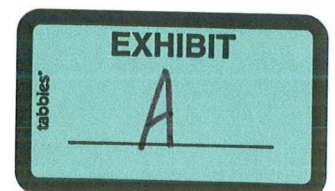
Whereas the Cuyahoga County Board of Revision ("BOR"), pursuant to R.C. 323.65 to 323.78 in that certain civil administrative proceeding being Case No. BR-13-007619 ordered a foreclosure decree (the "Decree") against UNK. HEIRS OF ANTHONY F. DALESSANDRO, ET AL, et al., wherein the Cuyahoga County Treasurer was the plaintiff and UNK. HEIRS OF ANTHONY F. DALESSANDRO, ET AL., et al., were the defendants; and

Whereas the Decree was issued to foreclose the State's lien for real estate taxes upon the subject lands thereby dispensing with the requirement of appraisal as prescribed by law; and

Whereas on 10/24/2014, an order to transfer ("Order to Transfer") issued on said BOR Decree, directing the Cuyahoga County, Ohio Sheriff (the "Sheriff") to proceed to transfer, without sale or appraisal, the lands described in Exhibit A attached hereto and made a part hereof, whereupon, the Sheriff, pursuant to the Order to Transfer, did execute this deed in compliance therewith; and

Whereas, the proceedings by the Sheriff had in the premises, were submitted to the BOR, and by it in all respects confirmed by resolution as provided in R.C. 323.65 to 323.78; and the Sheriff was ordered and directed to execute and deliver the within good and sufficient Sheriff's Deed of Conveyance of said real estate to the said transferee CITY OF PARMA LAND REUTILIZATION PROGRAM.

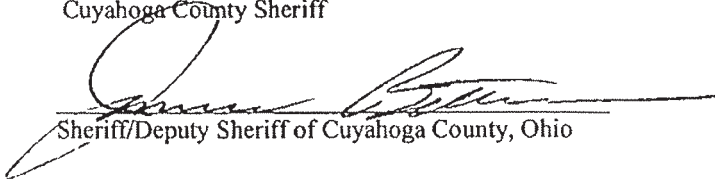
Now therefore, by virtue of the foregoing, the Sheriff has GIVEN, GRANTED, and CONVEYED, and by these presents does hereby GRANT, SELL OR CONVEY unto said CITY OF PARMA LAND REUTILIZATION PROGRAM and said transferee's heirs, successors and assigns forever whose tax mailing address shall be as follows: 6611 RIDGE ROAD PARMA, OH 44129-0000. To have and to hold, the transferee herein, and his/her/its heirs, successors and assigns forever, all right, title and interest in the following lands and tenements being **permanent parcel nos. 446-07-079, 466-07-078**



Subject to all restrictions, covenants, limitations, conditions, easements and rights of way of record.

Whereof, I have, as Sheriff, hereunto set my hand this January 14, 2015

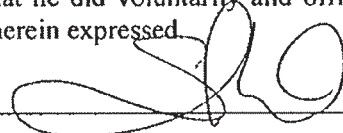
Cuyahoga County Sheriff



Sheriff/Deputy Sheriff of Cuyahoga County, Ohio

The State of Ohio)
County of Cuyahoga) ss

On this January 14, 2015 personally appeared JAMES BITTERMAN, Sheriff/Deputy Sheriff of said Cuyahoga County, Ohio who acknowledged that he did voluntarily and officially sign the foregoing Sheriff's Deed for the uses and purposes therein expressed.



Notary Public

This instrument was prepared by:

____ Cuyahoga County Board of Revision
1219 Ontario Street
Cleveland, Ohio 44113

 X Cuyahoga County Sheriff
1200 Ontario Street
Cleveland, Ohio 44113



SHAUNDR A. M. HOWARD
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 3, 2019

Description of Land

Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as Sublot Nos. 46 and 47 in the Elworthy-Helwick Company's Melvern Park Allotment, of part of Original Parma Township, Lot No. 10, Blake Tract, as shown by the recorded Plat in Volume 82 of Maps, Page 16 of Cuyahoga County Records. Subject to all legal highways and also subject to the agreement with the City of Cleveland shown on the recorded plat, providing that the building lines shown thereon shall be enforced.

Permanent Parcel: 446-07-078 and -079

Property Address: 2824 Maplecrest Avenue
Parma, Ohio 44134

Exhibit "A"

Permanent 445-34-038
Parcel #:

Type Instrument: Warranty Deed Ex
Tax District #: 3250
Date: 12/24/2014 8:38:00 AM
Tax List Year: 2014
Land Use Code: 5100
Grantee: THE CITY OF PARMA
Balance Assumed: \$ 0.00
Land Value: 20,900
Total Consideration: \$ 0.00
Building Value: 86,400
Conv. Fee Paid: \$ 0.00
Total Value: 107,300
Transfer Fee Paid: \$ 0.50
Arms Length Sale: NO
Fee Paid by: CASH
Rcpt: H-12242014-1
Exempt Code: A
Inst #: 878850
Check #:

Mark A. Parkes

Cuyahoga County Fiscal Officer

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT EDWARD J. SMOLKO, widower and not remarried, Grantor, claiming title by or through instrument recorded in Volume No. 97-01244, Page No. 38 of Cuyahoga County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to the full satisfaction of **THE CITY OF PARMA, OHIO**, for its life, the Grantee, whose tax mailing address will be 6611 Ridge Road, Parma, Ohio 44129 does:

GIVES, GRANTS, BARGAINS, SELLS AND CONVEYS unto said Grantee, for its life, its assigns, all rights, title and interests as said Grantor has in and to the following described premises, situated in the City of Parma, County of Cuyahoga, and State of Ohio:

And known as being part of Original Parma Township, Lot No. 16, Blake Tract, and is further bounded and described as follows:

Beginning at an iron pipe in the northerly line of Grantwood Drive (80 feet wide) distant South 89° 57' 10" West 569.15 feet from an iron pipe at the intersection of said northerly line of Grantwood Drive with the westerly line of Broadview Road (60 feet wide), which point is also the southwesterly corner of premises registered in Eugene V. Moorhouse and Olive E. Moorhouse by Certificate of Title No. 54745.

Thence South 89° 57' 10" West along the northerly line of Grantwood Drive, 50.00 feet to an iron pipe set at the southeasterly corner of premises formerly registered in Edward Kozłowski and Yolanda Kozłowski by Certificate of Title No. 55386.

Thence North 0° 18' 30" West along the easterly line of premises registered in said Certificate of Title No. 55386, 224.07 feet to an iron pipe in the southerly line of S. H. Kleinman's Broadview Farms Subdivision, as recorded in Volume 44 of Maps, Page 26 of Cuyahoga County Records.

Thence North 89° 37' 10" East along said southerly line of S. H. Kleinman's Subdivision, 50.00 feet to an iron pipe set at the northwesterly corner of premises registered in said Certificate of Title No. 54745.

Thence South 00° 18' 30" East along the westerly line of premises registered in said Certificate of Title No. 54745, 224.36 feet to the place of beginning, according to a survey made in October, 1947 by Cyril W. Neff, registered surveyor No. 2544 in the State of Ohio, be the same more or less but subject to all legal highways.

PPN.: 445-34-038

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee and its assigns forever.

AND THE SAID Grantor, for himself and his heirs, executors and administrators, hereby covenants with the said Grantee and its assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except for current taxes and assessments, zoning ordinances, easements and limitations of record, if any, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the 10th day of October, 2014.

SIGNED AND ACKNOWLEDGED:

GRANTOR:

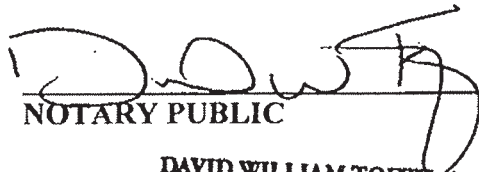

EDWARD J. SMOLKO

STATE OF OHIO)
) ss.
CUYAHOGA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **EDWARD J. SMOLKO, Grantor**, who acknowledged that he did sign this Warranty Deed and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Parma, Ohio the 10th day of October, 2014.

(SEAL)


NOTARY PUBLIC

This Instrument Prepared By:
DAVID TOETZ (0015095)
5579 Pearl Road, Suite 203
Parma, Ohio 44129
Phone: 440-843-5300
Facsimile: (440) 842-1801
DToetz@Parmalawyers.com

DAVID WILLIAM TOETZ, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Permanent 444-19-096
Parcel #:

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DESH 1/23/2015 11:50:47 AM
201501230326

Type Instrument: Sheriff's Deed Ex
Tax District #: 3250
Grantee: CITY OF PARMA LAND REUTIL
Balance Assumed: \$ 0.00
Total Consideration: \$ 0.00
Conv. Fee Paid: \$ 0.00
Transfer Fee Paid: \$ 0.50
Fee Paid by: Sheriff
Exempt Code: B
Date: 1/23/2015 10:39:00 AM
Tax List Year: 2015
Land Use Code: 5100
Land Value: 18,100
Building Value: 0
Total Value: 18,100
Arms Length Sale: NO
Rcpt: F-01232015-2
Inst #: 682357
Check #: 0146

Mark A. Parks

Cuyahoga County Fiscal Officer

SHERIFF'S DEED
(Direct Transfer)

Whereas the Cuyahoga County Board of Revision ("BOR"), pursuant to R.C. 323.65 to 323.78 in that certain civil administrative proceeding being Case No. BR-14-008250 ordered a foreclosure decree (the "Decree") against MICHAEL A. ZERN, ET AL, et al., wherein the Cuyahoga County Treasurer was the plaintiff and MICHAEL A. ZERN, ET AL., et al., were the defendants; and

Whereas the Decree was issued to foreclose the State's lien for real estate taxes upon the subject lands thereby dispensing with the requirement of appraisal as prescribed by law; and

Whereas on 10/24/2014, an order to transfer ("Order to Transfer") issued on said BOR Decree, directing the Cuyahoga County, Ohio Sheriff (the "Sheriff") to proceed to transfer, without sale or appraisal, the lands described in Exhibit A attached hereto and made a part hereof, whereupon, the Sheriff, pursuant to the Order to Transfer, did execute this deed in compliance therewith; and

Whereas, the proceedings by the Sheriff had in the premises, were submitted to the BOR, and by it in all respects confirmed by resolution as provided in R.C. 323.65 to 323.78; and the Sheriff was ordered and directed to execute and deliver the within good and sufficient Sheriff's Deed of Conveyance of said real estate to the said transferee CITY OF PARMA LAND REUTILIZATION PROGRAM.

Now therefore, by virtue of the foregoing, the Sheriff has GIVEN, GRANTED, and CONVEYED, and by these presents does hereby GRANT, SELL OR CONVEY unto said CITY OF PARMA LAND REUTILIZATION PROGRAM and said transferee's heirs, successors and assigns forever whose tax mailing address shall be as follows: 6611 RIDGE ROAD PARMA, OH 44129-0000. To have and to hold, the transferee herein, and his/her/its heirs, successors and assigns forever, all right, title and interest in the following lands and tenements being **permanent parcel nos. 444-19-096**

Subject to all restrictions, covenants, limitations, conditions, easements and rights of way of record.

Whereof, I have, as Sheriff, hereunto set my hand this January 14, 2015

Cuyahoga County Sheriff

[Handwritten Signature]

Sheriff/Deputy Sheriff of Cuyahoga County, Ohio

The State of Ohio)
County of Cuyahoga) ss

On this January 14, 2015 personally appeared JAMES BITTERMAN, Sheriff/Deputy Sheriff of said Cuyahoga County, Ohio who acknowledged that he did voluntarily and officially sign the foregoing Sheriff's Deed for the uses and purposes therein expressed.

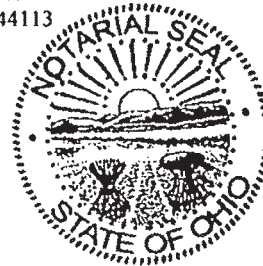
[Handwritten Signature]

Notary Public

This instrument was prepared by:

____ Cuyahoga County Board of Revision
1219 Ontario Street
Cleveland, Ohio 44113

 X Cuyahoga County Sheriff
1200 Ontario Street
Cleveland, Ohio 44113



SHAUNDRA M. HOWARD
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 3, 2019

DESCRIPTION OF LAND

Situated in the City of Parma, County of Cuyahoga and State of Ohio:

And known as being Sub Lot No. 228 in the Elworthy-Helwick Company's Re-Subdivision of Terrington Park of part of Original Parma Township Lot No. 6, Blake Tract, as shown by the recorded plat in Volume 88 of Maps, Page 14 of Cuyahoga County Records

**Property Address: 4311 Milford Avenue
Parma, Ohio 44134**

Tax Parcel: 444-19-096

Exhibit "A"

Permanent 443-13-085
Parcel #:

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 2
DEQC 5/20/2015 10:39:33 AM

Type Instrument: Quit Claim Deed Ex Date: 5/20/2015 9:59:00 AM
Tax District #: 3250 Tax List Year: 2015
Grantee: CITY OF PARMA, OHIO Land Use Code: 7050
Balance Assumed: \$ 0.00 Land Value: 15,300
Total Consideration: \$ 0.00 Building Value: 80,800
Conv. Fee Paid: \$ 0.00 Total Value: 96,100
Transfer Fee Paid: \$ 0.50 Arms Length Sale: NO
Fee Paid by: CASH Rcpt: H-05202015-1
Exempt Code: A Inst #: 699116
Check #:

201505200273

Cuyahoga County Fiscal Officer

QUIT-CLAIM DEED

[CCLRC to City of Parma Land Bank]

The Cuyahoga County Land Reutilization Corporation, an Ohio nonprofit community improvement corporation (the "Grantor"), for its successors and assigns and for valuable consideration paid by and received to its full satisfaction of the City of Parma, Ohio, a municipal corporation and political subdivision of the State of Ohio (the "Grantee"), whose tax mailing address will be 6611 Ridge Road, Parma, Ohio 44129, does hereby Give, Grant, Bargain, Sell and Convey, unto the said Grantee the following premises commonly known as 6215 Ridgewood Ave., Parma, Ohio 44129 and further described as follows:

Legal Description: Situated in the City of Parma, County of CUYAHOGA and State of OHIO: And known as being Sublot No. 109 in Wooster Park Land Company's Ridgewood Gardens Subdivision of part of Original Parma Township Lot 5, Blake Tract, as shown by the recorded plat in Volume 67 of Maps, Page 18 of Cuyahoga County Records, and being 40 feet front on the Southerly side of Ridgewood Avenue and extending back between parallel lines 120 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Subject to (i) all easements, covenants, conditions and restrictions of record, (ii) all legal highways, (iii) zoning, building and other laws, ordinances and regulations, and (iv) real estate taxes and assessments not yet due and payable.

Permanent Parcel No: 443-13-085

Prior Instrument Reference: 201409260443

[Signature Page To Follow]

In Witness Whereof, the Grantor has set its hand this 19th day of May, 2015.

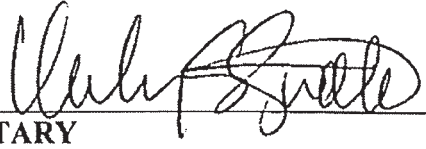
Cuyahoga County Land Reutilization Corporation, Grantor

By: 

Name & Title: William Whitney, Chief Operating Officer

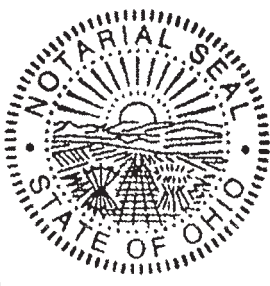
County of Cuyahoga) ss:
State of Ohio)

Sworn to, acknowledged and subscribed in my presence this 19th day of May, 2015 by William Whitney as his/her free act and deed on behalf of the Cuyahoga County Land Reutilization Corporation, for which he/she serves as Chief Operating Officer.


NOTARY



THIS INSTRUMENT PREPARED BY:
ROBERT P. RINK, ESQ.
CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
323 W. LAKESIDE AVENUE, SUITE 160
CLEVELAND, OH 44113



KIMBERLY STEIGERWALD
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Gauga County
My Comm. Exp. 9/25/16

Balance Assumed: \$ 0.00
Total Consideration: \$ 64,350.00
Conv. Fee Paid: \$ 257.60
Transfer Fee Paid: \$ 0.50
Fee Paid by: PVF TITLE
Exempt Code:

Building Value: 10,000
Total Value: 92,600
Arms Length Sale: UNKNW
Rcpt: F-05282010-24
Inst #: 454827
Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

GENERAL WARRANTY DEED

Crock Real Estate Investments III, LLC, an Ohio Limited Liability Company, of Cuyahoga County, ("Grantor") for valuable consideration paid, grant(s) with General Warranty Covenants to City of Parma, ("Grantee") whose tax mailing address is 7622 Kenilworth Ave., Parma, OH 44129-1431, the following real property:

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being the easterly 50 feet of Sublot No. 108 in the Brookpark Realty Company's Tuxedo Heights Allotment of part of Original Parma Township Lot No. 6, Cheney Tract, as shown by the recorded plat in Volume 83 of Maps, Page 32 of Cuyahoga County Records, and being 50 feet front on the Northerly side of Kenilworth Avenue and extending back equal width 135 feet, as appears by said plat.

Property Address: 7622 Kenilworth Ave., Parma, OH 44129-1431
Permanent Parcel Number: 442-16-010
Prior Instrument Reference: 200904220020

This conveyance and Grantor's covenants, are subject to conditions, covenants, restrictions, reservations, and easements of record; all legal highways; zoning and building ordinances; and real estate taxes and assessments, both general and special, for the current year and thereafter which Grantee assumes and agrees to pay, the same having been prorated to date of filing this deed for record.

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantee, their heirs and assigns, so that neither the said grantor, nor its successors and/or assigns, nor any other persons claiming title shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

Executed this 27th day of May, 2010.

Crock Real Estate Investments III, LLC
By: Park View Federal Savings Bank
Its: Sole Member

By: 
William J. Hart, Jr. Senior Vice President

STATE OF OHIO)
)SS
COUNTY OF CUYAHOGA)

PVF Title Order # 1005041

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Solon, this 27 day of May, 2010.

Mary Kay Thinschmidt
Notary Public

This Instrument Prepared by:
Blum & Associates Co., L.P.A.
29325 Chagrin Blvd., Suite 200
Cleveland, Ohio 44122
(216) 292-1144
1005041/Laurie

MARY KAY THINSCHMIDT
Notary Public, State of Ohio
Cuyahoga County 2014
My Commission Expires Aug. 25, 2009

COPIES

5-28-10

201506290287

Permanent 447-11-094
Parcel #:

Type Instrument: Sheriffs Deed Ex	Date: 6/29/2015 9:13:00 AM
Tax District #: 3250	Tax List Year: 2015
	Land Use Code: 5000
Grantee: CITY OF PARMA LAND REUTIL	Land Value: 16,100
Balance Assumed: \$ 0.00	Building Value: 0
Total Consideration: \$ 0.00	Total Value: 16,100
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50	Rcpt: E-06292015-2
Fee Paid by: Sheriff	Inst #: 705359
Exempt Code: B	Check #: 8109


Cuyahoga County Fiscal Officer

SHERIFF'S DEED
(Direct Transfer)

Whereas the Cuyahoga County Board of Revision ("BOR"), pursuant to R.C. 323.65 to 323.78 in that certain civil administrative proceeding being Case No. BR-14-008894 ordered a foreclosure decree (the "Decree") against RONALD A. SCHMIEDL, ET AL, et al., wherein the Cuyahoga County Treasurer was the plaintiff and RONALD A. SCHMIEDL, ET AL,, et al., were the defendants; and

Whereas the Decree was issued to foreclose the State's lien for real estate taxes upon the subject lands thereby dispensing with the requirement of appraisal as prescribed by law; and

Whereas on 5/22/2015, an order to transfer ("Order to Transfer") issued on said BOR Decree, directing the Cuyahoga County, Ohio Sheriff (the "Sheriff") to proceed to transfer, without sale or appraisal, the lands described in Exhibit A attached hereto and made a part hereof, whereupon, the Sheriff, pursuant to the Order to Transfer, did execute this deed in compliance therewith; and

Whereas, the proceedings by the Sheriff had in the premises, were submitted to the BOR, and by it in all respects confirmed by resolution as provided in R.C. 323.65 to 323.78; and the Sheriff was ordered and directed to execute and deliver the within good and sufficient Sheriff's Deed of Conveyance of said real estate to the said transferee CITY OF PARMA LAND REUTILIZATION PROGRAM.

Now therefore, by virtue of the foregoing, the Sheriff has GIVEN, GRANTED, and CONVEYED, and by these presents does hereby GRANT, SELL OR CONVEY unto said CITY OF PARMA LAND REUTILIZATION PROGRAM and said transferee's heirs, successors and assigns forever whose tax mailing address shall be as follows: 6611 RIDGE RD PARMA, OH 44129-0000. To have and to hold, the transferee herein, and his/her/its heirs, successors and assigns forever, all right, title and interest in the following lands and tenements being **permanent parcel nos. 447-11-094**

Subject to all restrictions, covenants, limitations, conditions, easements and rights of way of record.

Whereof, I have, as Sheriff, hereunto set my hand this May 29, 2015

Cuyahoga County Sheriff

[Handwritten Signature]

Sheriff/Deputy Sheriff of Cuyahoga County, Ohio

The State of Ohio)
County of Cuyahoga) ss

On this May 29, 2015 personally appeared JAMES BITTERMAN, Sheriff/Deputy Sheriff of said Cuyahoga County, Ohio who acknowledged that he did voluntarily and officially sign the foregoing Sheriff's Deed for the uses and purposes therein expressed.

[Handwritten Signature]
Notary Public

This instrument was prepared by:

____ Cuyahoga County Board of Revision
1219 Ontario Street
Cleveland, Ohio 44113

 X Cuyahoga County Sheriff
1200 Ontario Street
Cleveland, Ohio 44113



SHAUNDRA M. HOWARD
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 3, 2019

Situated in the City of Parma, County of Cuyahoga and State of Ohio: And known as being Sublot No. 253 in The Elworthy-Helwick Co.'s Yorkshire Park, of part of Original Parma Township Lot Numbers 11 and 14, Blake Tract, as shown by the recorded plat in Volume 79 of Maps, Page 16 of Cuyahoga County Records, and being 40 feet front on the Southerly side of Yorkshire Road, and extending back 143.99 feet on the Westerly line, 143.70 feet on the Easterly line, and having a rear line of 40 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Premises commonly known as: 4519 Yorkshire Road, Parma, OH 44134
PPN: 447-11-094

Exhibit "A"