

~~1757~~  
1847

**13-0-1011**

(Do Not Write Above This Line)

U- 13-08

**AN ORDINANCE**  
**BY: ZONING COMMITTEE**

An Ordinance by Zoning Committee to grant a Special Use Permit pursuant to Section 16-07.005 (1) (g) for a **REHABILITATION CENTER**, property located at **957 and 961 ATLANTA STUDENT MOVEMENT BOULEVARD, (FORMERLY FAIR STREET)**, fronting approximately 75 feet on the north side of Atlanta Student Movement Boulevard (formerly Fair Street) and approximately 387.5 feet east of the intersection of Joseph E. Lowery Boulevard and Atlanta Student Movement Boulevard (formerly Fair Street). Depth: approximately 125 feet; Area: approximately 0.214 acres; Land Lot 116, 14th District, Fulton County, Georgia.

OWNER: GEORGE DOE  
APPLICANT: PASCHAL U. IKE  
NPU T  
COUNCIL DISTRICT 4

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 5/6/13  
 Referred To: ZRB+ Zoning  
 Date Referred \_\_\_\_\_  
 Referred To: \_\_\_\_\_  
 Date Referred \_\_\_\_\_  
 Referred To: \_\_\_\_\_

First Reading

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Referred To \_\_\_\_\_

Committee Zoning  
 Date 7/31/13  
 Chair [Signature]  
 Action \_\_\_\_\_  
 Fav, Adv, Hold (see rev. side) \_\_\_\_\_  
 Other File  
 Members [Signature]  
[Signature]  
[Signature]  
 Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action \_\_\_\_\_  
 Fav, Adv, Hold (see rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_  
 Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action \_\_\_\_\_  
 Fav, Adv, Hold (see rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 members \_\_\_\_\_  
 Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action \_\_\_\_\_  
 Fav, Adv, Hold (see rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_  
 Refer To \_\_\_\_\_

FINAL COUNCIL ACTION

- 2nd     1st & 2nd     3rd  
 Readings  
 Consent     V Vote     RC Vote

**CERTIFIED**  
 AUG 19 2013  
 ATLANTA CITY COUNCIL PRESIDENT  
[Signature]

**CERTIFIED**  
 AUG 19 2013  
 Rhonda Doughton Johnson  
 MUNICIPAL CLERK

MAYOR'S ACTION

RCS# 2933  
8/19/13  
3:35 PM

Atlanta City Council

MULTIPLE

13-O-1011; U-13-08 AND  
13-O-0461; Z-13-09  
FILE

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	NV Bond
NV Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE

Municipal Clerk  
Atlanta, Georgia

13-0-1011

AN ORDINANCE  
BY: ZONING COMMITTEE

U-13-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-07.005 (1) (g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for **REHABILITATION CENTER** is hereby granted. Said use is granted to **PASCHAL U. IKE** and is to be located at **957 and 961 ATLANTA STUDENT MOVEMENT BOULEVARD, (FORMERLY FAIR STREET,** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 116 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Deed Book 48187 Pg 624  
Filed and Recorded Jul-16-2009 08:30am  
2009-0204286  
Real Estate Transfer Tax \$30.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

Return to:  
Morris|Hardwick|Schneider, LLC  
3800 Camp Creek Parkway, Bldg. 1800, Ste. 102  
Atlanta, GA 30331  
File #: SSW-090600531S



U-13-008  
1847

**WARRANTY DEED**

State of Georgia  
County of Fulton

THIS INDENTURE made this 19th day of June, 2009, between  
**Royalty Lionesz, LLC**  
as party or parties of the first part, hereinafter called Grantor, and  
**George Doe**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 116 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING A POINT ON THE NORTH SIDE OF FAIR STREET, 387 1/2 FEET WEST FROM THE NORTHWEST CORNER OF FAIR AND ASHBY STREETS AND RUNNING THENCE WEST ALONG THE NORTH SIDE OF FAIR STREET 44 FEET THENCE NORTH 125 FEET; THENCE WEST 43.1 FEET THENCE SOUTH 125 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 957 FAIR STREET, S.W., ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE CITY OF ATLANTA.**

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

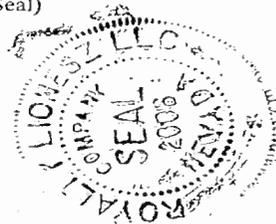
Royalty Lionesz, LLC

*Theodore Faison* (Seal)

By: Theodore Faison, Managing Member

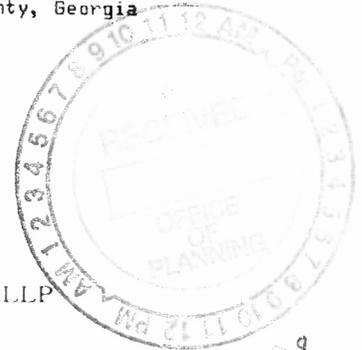
(Corporate Seal)

Witness  
*[Signature]*  
Notary Public  
My Commission Expires  
K MAYS  
NOTARY  
My Comm. Expires  
December 8, 2009  
PUBLIC  
CLAYTON COUNTY, GEORGIA



RETURN TO:  
SHUPING, MORSE & ROSS  
6259 Riverdale Road  
Riverdale, GA 30274-1698

Deed Book 48818 Pg 363  
Filed and Recorded Feb-26-2010 02:10pm  
2010-0083001  
Real Estate Transfer Tax \$28.10  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia



File: 3623R / Address: 961 Fair St. SW  
George Doe

Return to:  
Shuping, Morse & Ross, LLP  
6259 Riverdale Road  
Riverdale, GA 30274  
Attn: Reconveyance Dept.

V-13-008

5614948

**LIMITED WARRANTY DEED**

STATE OF CALIFORNIA  
COUNTY OF ORANGE

THIS INDENTURE is made the 22<sup>nd</sup> day of FEBRUARY, in the year TWO THOUSAND TEN between

**CITIMORTGAGE, INC.**

as party or parties of the first part, hereinafter called Grantor and

**GEORGE DOE**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

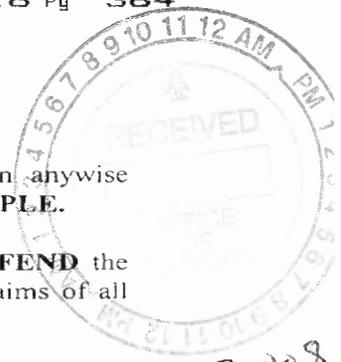
**WITNESSETH** that: **GRANTOR**, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

ALL THAT TRACT or parcel of land lying and being in Land Lot 116 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin on the north side of Fair Street 431.5 feet west from the northwest corner of Fair Street and Ashby Street and running thence west along the north side of Fair Street 31 feet; thence north 125 feet; thence east 31.9 feet; thence south 125 feet to Fair Street and the point of beginning; said property being improved property known as 961 Fair Street SW, Atlanta, GA 30314, according to the present system of numbering houses in the City of Atlanta, Georgia.

**THIS CONVEYANCE** is executed subject to all easements, covenants and restrictions of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the



rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the proper use, benefit and behoof of said Grantee forever in **FEE SIMPLE**.

**AND THE SAID GRANTOR WILL WARRANT AND FOREVER DEFEND** the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor only.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

J-13-008

**CITIMORTGAGE, INC., BY ITS ATTORNEY-IN-FACT, NATIONAL DEFAULT REO SERVICES D/B/A FIRST AMERICAN ASSET CLOSING SERVICES**

By: *Charlotte Elliott*  
Name: **Charlotte Elliott**  
Title:

This instrument was acknowledged before me on the day and year above written, an authorized signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent of CitiMortgage Inc., a corporation organized and operated under the laws of the State of California, on behalf of said corporation.

By: *Issa Wilson*  
Name: **Issa Wilson**  
Title:

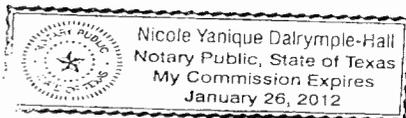
This instrument was acknowledged before me on the day and year above written, an authorized signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent of CitiMortgage Inc., a corporation organized and operated under the laws of the State of California, on behalf of said corporation.

Signed, sealed and delivered in the presence of:

*Scott Ruskirk*  
Witness Name:

*[Signature]*  
Notary Public

(CORPORATE SEAL)



**Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent**

Deed Book 48187 Pg 624  
Filed and Recorded Jul-16-2009 08:30am  
2009-0204286  
Real Estate Transfer Tax \$30.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

**Return to:**  
Morris|Hardwick|Schneider, LLC  
3800 Camp Creek Parkway, Bldg. 1800, Ste. 102  
Atlanta, GA 30331  
File #: SSW-090600531S



**WARRANTY DEED**

**State of Georgia  
County of Fulton**

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as party or parties of the first part, hereinafter called Grantor, and  
**George Doe**

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Subject to all easements and restrictions of record.

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AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

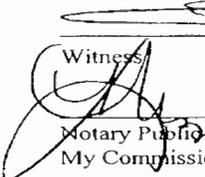
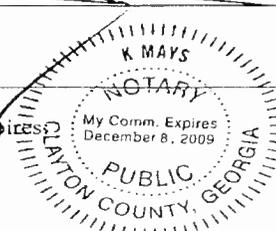
Signed, sealed and delivered in the presence of:

**Royalty Lionesz, LLC**

 (Seal)  
By: Theodore Faison, Managing Member

(Corporate Seal)



Witness  
  
Notary Public  
My Commission Expires:   
K. MAYS  
NOTARY PUBLIC  
My Comm. Expires December 8, 2009  
FULTON COUNTY, GEORGIA