

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

**AN ORDINANCE
BY ZONING COMMITTEE**

U- 13-08-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

Application File Date	March 12, 2013
Zoning Number	U-13-08
NPU / CD	T/4
Staff Recommendation	File
NPU Recommendation	Denial
ZRB Recommendation	File

Municipal Clerk
Atlanta, Georgia

AN ORDINANCE

U-13-08

BY: ZONING COMMITTEE

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 14th 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Municipal Clerk
Atlanta, Georgia

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:

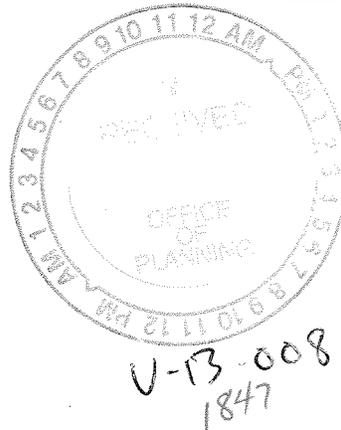
ALL THAT TRACT or parcel of land lying and being in Land Lot 116 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

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.

Attachment: U-13-08 ordinance for Fair Street (13-O-1011 : U-13-08)

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**

THIS INDENTURE made this 19th day of June, 2009, between
Royalty Lionsz, 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.

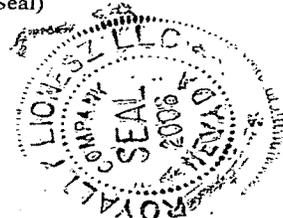
Signed, sealed and delivered in the presence of:

Royalty Lionsz, LLC

Theodore Faison (Seal)
By: Theodore Faison, Managing Member

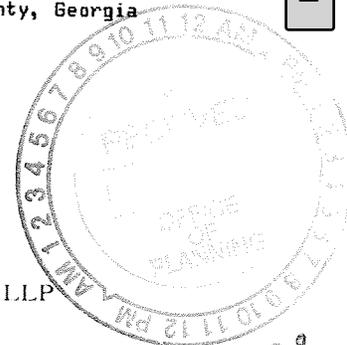
(Corporate Seal)

Witness
[Signature]
Notary Public
My Commission Expires



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.

5614948

LIMITED WARRANTY DEED

STATE OF CALIFORNIA
COUNTY OF ORANGE

THIS INDENTURE is made the 22nd 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).

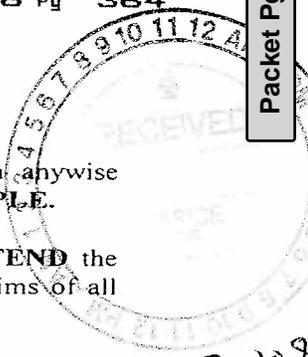
WITNESSETH that: **GRANTOR**, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and 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.

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

By: [Signature]
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.

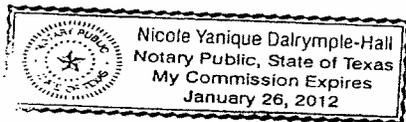
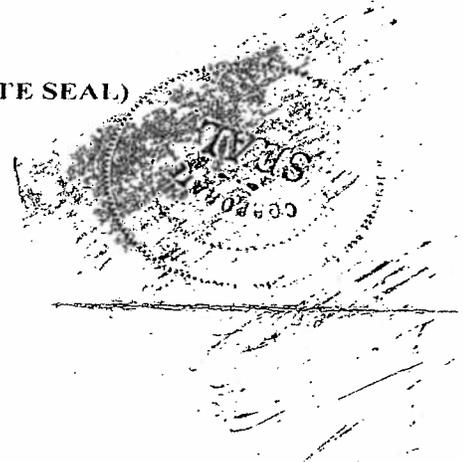
By: [Signature]
Name: **Issa Wilson**
Title:

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

[Signature] Salt Baskirk
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**

THIS INDENTURE made this 19th day of June, 2009, between
Royalty Lionsz, 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 Lionsz, LLC

Theodore Faison (Seal)
By: Theodore Faison, Managing Member

(Corporate Seal)

Witness
[Signature]
Notary Public
My Commission Expires

