



**NAILAH K. BYRD**  
**CUYAHOGA COUNTY CLERK OF COURTS**  
1200 Ontario Street  
Cleveland, Ohio 44113

**Court of Common Pleas**

**AFFIDAVIT OF/FOR...**  
**November 8, 2018 10:44**

By: ANTHONY J. GIUNTA 0040353

Confirmation Nbr. 1545299

TREASURER OF CUYAHOGA COUNTY, OHIO

BR 18 017139

vs.

**Judge:** BOARD OF REVISIONS

UNKNOWN HEIRS ETC. OF LOVELESS S. DENT, ET  
AL

**Pages Filed:** 18

IN THE BOARD OF REVISION  
OF CUYAHOGA COUNTY, OHIO

TREASURER OF  
CUYAHOGA COUNTY, OHIO,

CASE NO. BR 017139

Permanent Parcel No. 135-08-151

Plaintiff,

AFFIDAVIT FOR SERVICE  
BY PUBLICATION

vs.

Gracy Lynch, et al.,

Defendants.

Anthony Giunta, being first duly sworn, deposes and says that she/he is the counsel for plaintiff in the above entitled action for foreclosure of real estate (delinquent taxes); that service of summons cannot be made upon the defendant(s) within the State of Ohio.

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives of Loveless S. Dent  
Address Unknown

Gracy Lynch  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Gracy Lynch  
3646 East 104th Street  
Cleveland, OH 44105

Zonnie House  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Zonnie House  
3646 East 104th Street  
Cleveland, OH 44105

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives  
of Zonnie House  
Address Unknown

Clarence Riddle, Jr.  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Clarence Riddle, Jr.  
3646 East 104th Street  
Cleveland, OH 44105

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives  
of Gail Ann Riddle  
Address Unknown

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives  
of Larry Riddle aka Larry Kirk Riddle  
Address Unknown

Tonya Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Tonya Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Sabrina Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Sabrina Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Valarie Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Valarie Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Shaun Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Shaun Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Jeanette Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Jeanette Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Vanessa Riddle  
3646 East 104th Street  
Cleveland, OH 44105

Unknown spouse of Vanessa Riddle  
3646 East 104th Street  
Cleveland, OH 44105

The following are all the efforts made to ascertain the residence of the defendant(s).

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal

representatives of Loveless S. Dent

Gracy Lynch

Unknown spouse of Gracy Lynch

Zonnie House

Unknown spouse of Zonnie House

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives of Zonnie House

Clarence Riddle, Jr.

Unknown spouse of Clarence Riddle, Jr.

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives of Gail Ann Riddle

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives of Larry Riddle aka Larry Kirk Riddle

Tonya Riddle

Unknown spouse of Tonya Riddle

Sabrina Riddle

Unknown spouse of Sabrina Riddle

Valarie Riddle

Unknown spouse of Valarie Riddle

Shaun Riddle

Unknown spouse of Shaun Riddle

Jeanette Riddle


Unknown spouse of Jeanette Riddle

Vanessa Riddle

Unknown spouse of Vanessa Riddle

- Searched LexisNexis Accurint
- Searched Probate Records
- Searched Cuyahoga County Records
- Searched Telephone Directory
- Contacted Telephone Directory Assistance - 411
- Indexed Haines Criss-Cross Directory

That plaintiff has exercised reasonable diligence to ascertain the residence of the defendant(s) and that the residence of defendant(s) is, other than that listed in the pleadings, unknown, and cannot with reasonable diligence be ascertained; that this case is one of those mentioned in Section 2703.14 and/or 3105.06 of the Revised Code of Ohio.

  
\_\_\_\_\_  
Anthony Glenta (0040353)  
Assistant Prosecuting Attorney

SWORN TO BEFORE ME, and subscribed in my presence this <sup>7<sup>th</sup></sup> day of ~~November~~, 2018.

  
\_\_\_\_\_  
Notary Public



Lorrie Weber  
Notary Public, State of Ohio  
My Comm. Exp. 5-11-21

IN THE BOARD OF REVISION  
CUYAHOGA COUNTY, OHIO

TREASURER OF  
CUYAHOGA COUNTY, OHIO  
c/o Justice Center – 9<sup>th</sup> Floor  
1200 Ontario Street  
Cleveland, Ohio 44113

Permanent Parcel No(s) 135-08-151

Year Certified: 2010

CASE NO. BOR

Plaintiff

COMPLAINT FOR COLLECTION  
OF DELINQUENT TAXES,  
ASSESSMENTS, PENALTIES AND  
INTEREST, FORECLOSURE  
AND EQUITABLE RELIEF

vs.

Unknown heirs, devisees, legatees, assignees,  
executors, administrators and legal  
representatives of Loveless S. Dent  
Address Unknown

Gracy Lynch  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Gracy Lynch  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Zonnie House  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Zonnie House  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown heirs, devisees, legatees, assignees,  
executors, administrators and legal  
representatives of Zonnie House  
Address Unknown

Clarence Riddle, Jr.  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Clarence Riddle, Jr.  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown heirs, devisees, legatees, assignees,  
executors, administrators and legal  
representatives of Gail Ann Riddle  
Address Unknown

William F. Boyd, II, Fiduciary of the Estate of  
Gail Ann Riddle, Cuyahoga County Probate  
Court Case No. 2017EST229237  
2165 East 89th Street  
Cleveland, OH 44106

Unknown heirs, devisees, legatees, assignees,  
executors, administrators and legal  
representatives of Larry Riddle aka Larry Kirk  
Riddle  
Address Unknown

Tonya Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Tonya Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Sabrina Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Sabrina Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Valarie Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Valarie Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120



Shaun Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Shaun Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Jeanette Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Jeanette Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Vanessa Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Unknown spouse of Vanessa Riddle  
12450 Shaker Blvd., Apt. 209  
Cleveland, OH 44120

Shelley Carter  
2638 Meadow Lark Drive  
Atlanta, GA 30344

Unknown spouse of Shelley Carter  
2638 Meadow Lark Drive  
Atlanta, GA 30344

Defendant(s)

1. Now comes Plaintiff, Cuyahoga County Treasurer, and for his cause of action states:
2. That a Delinquent Land Certificate (Exhibit "A"), was certified by the Office of the Fiscal Officer, filed with Cuyahoga County Treasurer, and delivered to the County Prosecutor of Cuyahoga County, Ohio;
3. That Zero and 13/100 Dollars (\$0.13) is and remains a charge on the Cuyahoga County Tax Duplicate for unpaid taxes, assessments, penalties, interest and charges

("Impositions") originating from said Delinquent Land Certificate which charge, is due and unpaid, and a good and valid first lien against said property described in the Preliminary Judicial Report (Exhibit "B"), which is hereby incorporated and made a part of this Complaint.

4. That said taxes, assessments, penalties and interest as certified by the Office of the Fiscal Officer have not been paid for one year after certification as delinquent.

5. That this action in foreclosure proceedings is convened under provisions of Section 323.25 and/or Section 5721.18(a) and/or 323.65- 323.79 of the Ohio Revised Code.

6. Plaintiff further states that the following named defendants, to wit:

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives of Loveless S. Dent

Gracy Lynch

Unknown spouse of Gracy Lynch

Zonnie House

Unknown spouse of Zonnie House

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives of Zonnie House

Clarence Riddle, Jr.

Unknown spouse of Clarence Riddle, Jr.

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives of Gail Ann Riddle

William F. Boyd, II, Fiduciary of the Estate of Gail Ann Riddle, Cuyahoga County Probate Court Case No. 2017EST229237

Unknown heirs, devisees, legatees, assignees, executors, administrators and legal representatives of Larry Riddle aka Larry Kirk Riddle

Tonya Riddle

Unknown spouse of Tonya Riddle

Sabrina Riddle

Unknown spouse of Sabrina Riddle

Valarie Riddle

Unknown spouse of Valarie Riddle

Shaun Riddle

Unknown spouse of Shaun Riddle

Jeanette Riddle

Unknown spouse of Jeanette Riddle

Vanessa Riddle

Unknown spouse of Vanessa Riddle

Shelley Carter

Unknown spouse of Shelley Carter

have a claim to have some interest in or lien upon said premises which interest or lien, if any, is inferior and subsequent to the Plaintiff's lien and prays that said defendants be required to set up their lien or claims or forever be barred from asserting same against the within-described premises.

7. Plaintiff further states that there is and will also be due and payable and thereby a good and valid first lien, for all taxes, assessments, penalties and interest accruing subsequent to the date of the Delinquent Land Certificate by the Office of the Fiscal Officer and prior to the date of the entry of the Confirmation of Sale or Conveyance, or the expiration of the alternative right of redemption if ordered by the Board of Revision, as prescribed in Sections 323.65(K) and 323.78 of the Revised Code; that there is also due the sum of Four Hundred Twenty-Five and 00/100 Dollars (\$425.00), to be taxed as costs for a Preliminary Judicial Report and, that there is

and will also be due the costs, including but not limited to the cost of the Final Judicial Report, incurred in this proceeding as are deemed proper by the Board.

WHEREFORE, Plaintiff demands judgment in the amount appearing due for impositions as appears in the Delinquent Certificate and for impositions accruing subsequent to the date of the Delinquent Land Certificate and prior to the Confirmation of Sale or Conveyance, or the expiration of the alternative right of redemption if ordered by the Board of Revision, as prescribed in Sections 323.65(K) and 323.78 of the Revised Code;

that all such impositions be declared to be a good and valid first lien against the premises and that such lien be hereby foreclosed:

that the Board of Revision make such order for payment of costs incurred herein together with Four Hundred Twenty-Five and 00/100 Dollars (\$425.00) for the Preliminary Judicial Report:

that unless the amount found due the Plaintiff together with all costs of this proceeding be tendered to the Plaintiff prior to the Confirmation of sale or conveyance, or the expiration of the alternative right of redemption if ordered by the Board of Revision, as prescribed in Sections 323.65(K) and 323.78 of the Revised Code; then the equity of redemption of said parties shall be foreclosed;

that any person owning or claiming any right, title or interest in or lien upon any parcel set forth in this Complaint be required to respond, setting up their interest, if any, on said property or forever be barred from asserting same;

that the Board of Revision order said property to be sold according to law, or directly conveyed to an eligible township, municipality, county, school district, land reutilization corporation or community development group pursuant to ORC 323.65 through 323.79;

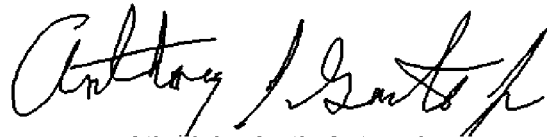
that an Order of Sale or Order of Conveyance be issued to the Sheriff directing him to  
either:

1) advertise and sell the property at public sale in the manner  
provided by law; or

2) to convey directly the property to an eligible township, municipality, county,  
school district or land reutilization corporation or community development group  
pursuant to ORC 323.65 through 323.79;

that thereafter a report of such sale or conveyance be made by the Sheriff to the Board of  
Revision for further proceedings, if any, under law; and for such other relief as in law or equity  
this Plaintiff may be entitled.

Respectfully submitted,  
MICHAEL C. O'MALLEY(0059592)  
Prosecuting Attorney  
of Cuyahoga County, Ohio



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BY: Anthony Giunta (0040353)  
Assistant Prosecuting Attorney – Tax Foreclosure  
Courthouse Square  
310 W. Lakeside Ave., Ste. 300  
Cleveland, Ohio 44113  
(216) 443-7797  
agiunta@prosecutor.cuyahogacounty.us

9/19/2012  
YEAR 2012

DELINQUENT LAND CERTIFICATE  
Cuyahoga COUNTY, OHIO

0740CLEVELAND, OHIO

CERT NO. 3220  
PARCEL NO. 135-08-151

TO THE COUNTY PROSECUTOR,

I HEREBY CERTIFY THAT THE TAXES, ASSESSMENTS, AND PENALTIES UPON THE TRACT OF LAND, CITY OR TOWN LOT CERTIFIED DELINQUENT FOR THE NON-PAYMENT OF TAXES, SITUATED IN THE TAXING DISTRICT OF 0740CLEVELAND, ENTERED ON THE CURRENT TAX LIST IN THE NAME OF LYNCH, GRACY WHOSE TAX MAILING NAME/ADDRESS IS:

LYNCH, GRACY 3646 E 104 ST CLEVELAND, OH 44105

AND SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS, TO WIT:

DESCRIPTION: 450 UNIONWDHL 0196 ALL

FRONT FT: 33.00 STREET: 3646 E 104 ST FEET DEEP: 90.00 ACRES: 0.07

HAVE NOT BEEN PAID FOR A PERIOD OF ONE YEAR AND SAID TRACT OF LAND, CITY OR TOWN LOT IS NOW CERTIFIED DELINQUENT AND PLACED ON THE LIST OF DELINQUENT LANDS, AND THAT TAXES, ASSESSMENTS, AND PENALTIES AMOUNT TO \$0.13.

WADE STEEN  
COUNTY FISCAL OFFICER

12,800 LAND VALUE  
21,300 BUILDING VALUE  
34,100 TOTAL VALUE

BY Nina Hannum  
DEPUTY

717.92 CURRENT YEAR DELQ TAX  
35.90 FIRST HALF PENALTY  
75.39 SECOND HALF PENALTY  
0.00 INTEREST  
0.00 PRIOR YEAR DELQ TAX  
0.13 PRIOR YEAR DELQ SPECIAL ASSESSMENTS

DATE CERTIFIED: 2010  
DATE ADVERTISED: 2011

PROSECUTOR:  
REV. CODE SEC. 5721.13



Report No.: 4348-1-201802079-2018.7248435-213492901

PRELIMINARY JUDICIAL REPORT

Order No.: 201802079

Treasurer of Cuyahoga County
310 West Lakeside Avenue
Cleveland, OH 44113

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, CHICAGO TITLE INSURANCE COMPANY (hereinafter "the Company") hereby guarantees in an amount not to exceed \$21,548.72 that it has examined the public records in Cuyahoga County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in Loveless S. Dent (at the time of his death) Gracy Lynch, Zonnie House, Tonya Riddle, Vanessa Riddle, Sabrina Riddle, Clarence Riddle, Jr., Valerie Riddle, Shaun Riddle, Jeanette Riddle, Gail Ann Riddle (at the time of her death) and Larry Riddle by instrument recorded in V/P 12383/895 filed 12/20/1968 & AFN 200112060010 filed 12/6/2001 and free from all encumbrances, liens or defects of record, except as shown in Schedule B.

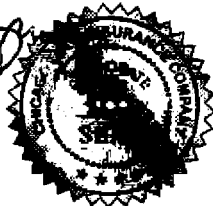
This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

Effective Date: 03/04/2018

Issued By: CHICAGO TITLE INSURANCE COMPANY

By: [Signature]
Authorized Officer or Agent
Elizabeth B. Wojtwszyn



By: [Signature] Raymond Ofunik

President

Attest: [Signature]

Secretary

Exhibit "B"

## **CONDITIONS AND STIPULATIONS OF THIS PRELIMINARY JUDICIAL REPORT**

### **1. Definition of Terms**

"Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.

"Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.

"Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.

"Public Records": Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

### **2. Determination of Liability**

This Report together with any Final Judicial Report or any Supplement or Endorsement thereof, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

### **3. Liability of Company**

This Report is a guarantee of the record title of the Land only, as disclosed by an examination of the Public Records herein defined.

### **4. Notice of Claim to be given by Guaranteed Party**

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify the Company within a reasonable time in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after the Guaranteed Party receives actual notice that they may be required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

### **5. Extent of Liability**

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Claimant. Any and all payments under this Report shall reduce the amount of this Report *pro tanto* and the Company's liability shall terminate when the total amount of the Report has been paid.

### **6. Options to Pay or Otherwise Settle Claims; Termination of Liability**

The Company in its sole discretion shall have the following options:

- a. To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys fees, costs or expenses paid by the Company to the date of tender. If this option is exercised, all liability of the Company under this Report terminates including but not limited to any liability for attorneys fees, or any costs of defense or prosecution of any litigation.
- b. To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- c. To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.
- d. To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien or encumbrance guaranteed against by this Report.

### **7. Notices**



All notices required to be given to the Company shall be given promptly and any statements in writing required to be furnished to the Company shall be addressed to the Company at its office, P.O. Box 45023, Jacksonville, Florida 32232-5023.

#### **EXCLUSIONS FROM COVERAGE**

1. The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records.
3. The Company assumes no liability under the Report for matters affecting title subsequent to the date of this Report or the Final Judicial Report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost, or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

**PJR EXTENDED COVERAGE ENDORSEMENT**

**PRELIMINARY JUDICIAL REPORT NO. -4348-1-201802079-2018.7248435-213492901**

**Order No. 201802079 P.P. No.: 135-08-151**

Chicago Title Insurance Company

1. Definition of Terms is amended as follows:

“Guaranteed Party”: All parties to the proceedings and the purchaser at judicial sale.

5. Extent of Liability is amended to read as follows:

The liability of the Company to any Guaranteed Claimant or Guaranteed Party shall in no case exceed in the aggregate the amount stated herein; however, expenditures for litigation costs and attorney’s fees incurred in contesting a claim or reopening, continuing or initiating a judicial proceeding, shall not reduce the amount recoverable herein.

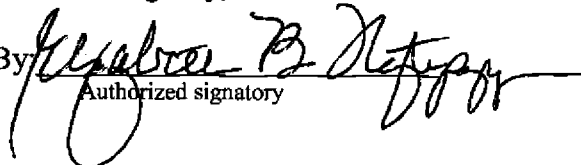
6. Options to Pay or Otherwise Settle Claims; Termination of Liability, subparagraphs (a) and (d) are amended to read as follows:

- a. To pay or tender to the Guaranteed Claimant the amount guaranteed under the Report or the balance remaining thereof. If this option is exercised, all liability of the Company under this Report terminates.
- d. To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the non-monetary defect or non-monetary encumbrance guaranteed against by this Report

This endorsement is made a part of the preliminary judicial report referred to above, and except as modified herein, is subject to the terms and provisions thereof.

Date: March 4, 2018

Erie Title Agency, Inc.

By   
Authorized signatory

**CHICAGO TITLE INSURANCE COMPANY**

**PRELIMINARY JUDICIAL REPORT NO. -4348-1-201802079-2018.7248435-213492901**

**SCHEDULE A**

**DESCRIPTION OF LAND**

**PERMANENT PARCEL NUMBER: 135-08-151**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio;  
And known as being Sublot No. One Hundred Ninety-Six (196) in the Union Woodhill Subdivision of a part of Original One Hundred Acre Lot No. 450, as shown by the recorded plat of said Subdivision in Volume 41 of Maps, Page 29 of Cuyahoga County Records. Said Sublot No. 196 has a frontage of 33 feet on the Westerly side of East 104th Street, and extends back between parallel lines, 90 feet, as appears by said plat, be the same more or less, but subject to all legal highways. Also subject to zoning ordinances, if any.

Note: Conveyance deed contains a scrivener's error. We have corrected the frontage on the above legal description to 33 feet frontage as opposed to 43 as the deed shows.

Property Address: 3646 E. 104 St., Cleveland, OH 44105

Tax Mailing Address: 12450 Shaker Blvd. Apt. 209, Cleveland, OH 44120