



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
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September 29, 2022

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
3900 Puritan (Units 1-20) and 4010 Puritan (Units 21-40)**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from University of Detroit Mercy (the “Purchaser”), a Michigan nonprofit corporation, to purchase certain City-owned real property at 3900 Puritan (Units 1-20) and 4010 Puritan (Units 21-40) (the “Property”) for the purchase price of One Hundred Thousand and 00/100 Dollars (\$100,000.00).

Purchaser proposes to secure and utilize the Property as greenspace. Currently, the Property is within a B2 zoning district (Local Business and Residential District). Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his/her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Purchaser.

Respectfully submitted,

Antoine Bryant  
Director

cc: Gail Fulton, Mayor’s Office

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 3900 Puritan (Units 1-20) and 4010 Puritan (Units 21-40), Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to University of Detroit Mercy (the "Purchaser"), a Michigan nonprofit corporation, for the purchase price of One Hundred Thousand and 00/100 Dollars (\$100,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department ("P&DD"), or his/her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Five Thousand and 00/100 Dollars (\$5,000.00) shall be paid to the DBA from the sale proceeds, 2) Six Thousand and 00/100 Dollars (\$6,000.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00), as well as any taxes and assessments which have become a lien on the property may be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his/her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his/her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

<b><u>ADDRESS</u></b>	<b><u>PARCEL ID</u></b>	<b><u>LEGAL DESCRIPTION</u></b>
3900 PURITAN 1	12005468.001	N PURITAN UNIT 1; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 2	12005468.002	N PURITAN UNIT 2; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 3	12005468.003	N PURITAN UNIT 3; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 4	12005468.004	N PURITAN UNIT 4; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 5	12005468.005	N PURITAN UNIT 5; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 6	12005468.006	N PURITAN UNIT 6; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 7	12005468.007	N PURITAN UNIT 7; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 8	12005468.008	N PURITAN UNIT 8; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 9	12005468.009	N PURITAN UNIT 9; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%

3900 PURITAN 10	12005468.010	N PURITAN UNIT 10; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 11	12005468.011	N PURITAN UNIT 11; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 12	12005468.012	N PURITAN UNIT 12; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 13	12005468.013	N PURITAN UNIT 13; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 14	12005468.014	N PURITAN UNIT 14; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 15	12005468.015	N PURITAN UNIT 15; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 16	12005468.016	N PURITAN UNIT 16; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 17	12005468.017	N PURITAN UNIT 17; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 18	12005468.018	N PURITAN UNIT 18; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 19	12005468.019	N PURITAN UNIT 19; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
3900 PURITAN 20	12005468.020	N PURITAN UNIT 20; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%

4010 PURITAN 21	12005468.021	N PURITAN UNIT 21; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 22	12005468.022	N PURITAN UNIT 22; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 23	12005468.023	N PURITAN UNIT 23; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 24	12005468.024	N PURITAN UNIT 24; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 25	12005468.025	N PURITAN UNIT 25; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 26	12005468.026	N PURITAN UNIT 26; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 27	12005468.027	N PURITAN UNIT 27; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 28	12005468.028	N PURITAN UNIT 28; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 29	12005468.029	N PURITAN UNIT 29; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 30	12005468.030	N PURITAN UNIT 30; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 31	12005468.031	N PURITAN UNIT 31; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%

4010 PURITAN 32	12005468.032	N PURITAN UNIT 32; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 33	12005468.033	N PURITAN UNIT 33; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 34	12005468.034	N PURITAN UNIT 34; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 35	12005468.035	N PURITAN UNIT 35; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 36	12005468.036	N PURITAN UNIT 36: WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 37	12005468.037	N PURITAN UNIT 37; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 38	12005468.038	N PURITAN UNIT 38; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 39	12005468.039	N PURITAN UNIT 39; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%
4010 PURITAN 40	12005468.040 L	N PURITAN UNIT 40; WAYNE COUNTY CONDO PLAN NO 814; "TITAN POINTE CONDOMINIUMS" RECORDED L41810 P378-457 DEEDS, WCR 12/322 2.50%