

65-16039

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 11

This Indenture Witnesseth, That ISAAC LEVY & GRACE LEVY (ADULT HUSBAND & WIFE)
& JAMES C. MOORE & HENRIETTA MOORE (ADULT HUSBAND & WIFE)

of MARION County, in the State of INDIANA

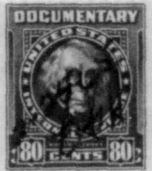
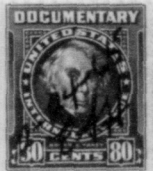
Convey and Warranty to

the STATE OF INDIANA for and in consideration of \$6,000.00

Six Thousand Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in MARION County in the State of Indiana, to wit:

27 FEET TAKEN BY PARALLEL LINES OFF THE ENTIRE SOUTH SIDE OF LOT 44 IN McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 86, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



DUPLICATE FOR TAXATION

APR 8 1965

John T. Sutton COUNTY AUDITOR

Paid by Warrant No. 17039554 17039553

Dated 3-19-65

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said ISAAC LEVY & GRACE LEVY (HUSBAND & WIFE) & JAMES C. MOORE & HENRIETTA MOORE (HUSBAND & WIFE) have hereunto set their hands and seals, this 19th day of February 1965

Signatures and seals of Isaac Levy, James C. Moore, Grace Levy, and Henrietta Moore.

Handwritten initials and date 3-10-65

65-16039

This Instrument Prepared by E. W. King

OCT 5 1964

Handwritten notes and signatures in the bottom right corner.

STATE OF INDIANA, Marion County, ss: 21st

Before me, the undersigned, a Notary Public in and for said County and State, this

day of February, A. D. 1965; personally appeared the within named Isaac Leiby & Grace Leiby (Husband & Wife)

Grantor/s in the above conveyance, and acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires Aug. 7, 1968 Edwin F. Haskin Notary Public  
EDWIN F. HASKIN

STATE OF INDIANA, Marion County, ss: 21st

Before me, the undersigned, a Notary Public in and for said County and State, this

day of February, A. D. 1965; personally appeared the within named James C. Moore & Henrietta Moore (Husband & Wife)

Grantor/s in the above conveyance, and acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires August 7, 1968 Edwin F. Haskin Notary Public  
EDWIN F. HASKIN

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_

Number 18 ENVELOPE

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 11, Project No. I 70-3 (52)) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration therefor as directed in claim voucher providing for payment for said deed, this 23rd day of February, 1965.

Anchor Federal Savings and Loan Association (Seal)  
By: Ivan E. Coopridier (Seal)  
Ivan E. Coopridier  
Its President

State of Indiana )  
County of Marion ) SS:

Personally appeared before me Ivan E. Coopridier, as President of Anchor Federal Savings and Loan Assn. above named and duly acknowledged the execution of the above release the 23rd day of February, 1965.

Witness my hand and official seal.  
My Commission expires 1-28-1968

Jane Summers  
Notary Public  
JANE SUMMERS

65 16039

RECEIVED FOR RECORD  
1965 APR - 8 PM 2:40  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

65 16039



INDIANA STATE HIGHWAY COMMISSION  
Division of Land Acquisition  
ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

March 24, 1965 19

To Isaac Levy & Grace Levy, James C. Moore,  
Henrietta Moore, Anchor Federal Savings &  
Loan Association  
1033 South Illinois  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 039553 3-19-65 19  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated February 21, 1965 Parcel 11	5400.00

PLEASE RECEIPT AND RETURN

Received Payment *Isaac & Grace Levy*  
Date *by William Levy*  
*(attly in fact)*

INDIANA STATE HIGHWAY COMMISSION  
Division of Land Acquisition  
ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

March 24, 1965 19

To Isaac Levy & Grace Levy  
James C. Moore, Henrietta Moore  
1033 South Illinois  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 039554 3-19-65 19  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated February 21, 1965  Parcel 11 escrow	600.00

PLEASE RECEIPT AND RETURN

Received Payment: James C Moore

Date: 5-24-65



APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 11  
Road I-70  
County Marion  
Owner Issac Levy  
Address 5313 Carrolton  
Address of Appraised Property:  
1033 South Illinois St.

"Contract Buyer" J. C. Moore,

I have reviewed this parcel and appraisal for the following items:

1. I have personally checked all Comparables and concur in the determinations made. Yes
2. Planning and Detail Maps were supplied appraisers. Yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
4. Necessary photos are enclosed. Yes, see addendum.
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
6. Plats drawn by the appraisers are attached. Yes
7. I have personally inspected the Plans. Yes
8. I have personally inspected the site on Yes, Jan. 7th, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. Yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. There are none.
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes.

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers including any comments by the property owner along with any recent awards by condemnation juries, that have been brought to my attention, that is relevant to this matter.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

It is my opinion as of Jan. 7th, 1965. (Date):

(a) The fair market value of the entire property before the taking is:	\$ <u>6,000.00</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>None</u>
The total value of taking is: (a minus b)	TOTAL \$ <u>6,000.00</u>
(1) Land and/or improvements	\$ <u>6,000.00</u>
(2) Damages	\$ <u>None</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>None</u>
(4) Estimated Total Compensation	\$ <u>6,000.00</u>

APPROVED BY:

Reviewed	Date	Signed
Rev. Appr.		
See Attachment		
Approved	Date	Signed
Rev. Appr.	<u>1/28/65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>2/6/65</u>	<u>R.E. Nichols</u>

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

AFFIDAVIT

I, ISAAC LEVY,  
being duly sworn upon <sup>MY</sup> ~~(his)~~ <sup>ATTEST</sup> ~~(her)~~ oath that ~~(he)~~ ~~(she)~~ ~~is~~ in  
~~(his)~~ ~~(her)~~ ~~presence~~

~~I AM~~ known to be one and the same person as  
ISSAC LEVY

X Isaac Levy

Subscribed and sworn to before me this 23 day of Feb,  
1965.



Edwin F. Haskin  
Notary Public  
EDWIN F. HASKIN

My Commission Expires August 7, 1968.



This report to be completed in triplicate on each call. copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I 40-3(52) PARCEL # 11  
OWNER Isaac Loney PHONE # Me 8 5765

(Other interested parties and relationship)

James C. Moore - Contract Buyer  
ADDRESS OF OWNER 1033 So Illinois  
DATE ASSIGNED 2-10-65  
DATE OF CONTACT 2-21-65  
TIME OF CONTACT 5:30 P.M.  
DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ 6000<sup>00</sup>

DETAIL CONTACT\* Mr Moore signed deal + Clein  
maucher-

ACTION TAKEN\*\* Will stop for Conditional Sales  
Contract at Brothub.

SIGNED E. H. Larkin

\* Showed plans, walked over property, etc.  
\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I 70-3-(52) PARCEL # 11  
OWNER Isaac Levy PHONE # Me 8 5765

(Other interested parties and relationship)

ADDRESS OF OWNER 5313 Carleton  
DATE ASSIGNED 2-10-65  
DATE OF CONTACT 2-21-65  
TIME OF CONTACT 5 P.M.  
DATE OF PREVIOUS CONTACT none

OFFER \$ 6000<sup>00</sup>

DETAIL CONTACT\* Mr + Mrs Levy were glad to sign so they could forget about the Contract buyer.

ACTION TAKEN\*\* Will Contact Contract buyer for signing

SIGNED E. F. Haskin

\* Showed plans, walked over property, etc.

\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.



This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I 90-3-(50) PARCEL # 11  
OWNER J. C. Moore PHONE # ME-8-5765  
(Other interested parties and relationship)

ADDRESS OF OWNER 1035 So. Illinois  
DATE ASSIGNED 3-10-65  
DATE OF CONTACT 2-18-65  
TIME OF CONTACT 11:15  
DATE OF PREVIOUS CONTACT 2-18-65

OFFER \$ 6000<sup>00</sup>

DETAIL CONTACT\* Mr. Moore wants to check it over for a day or two. Also wants to see if he can make any satisfactory arrangements on purchasing another house he has in mind.

ACTION TAKEN\*\* Will call back 2-19-65

SIGNED E. F. Zuckin

\* Showed plans, walked over property, etc.

\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I 70-5-52 PARCEL # 11  
OWNER Isaac Levy PHONE # Me 8-5765

(Other interested parties and relationship)  
\_\_\_\_\_

ADDRESS OF OWNER 5313 Carralton

DATE ASSIGNED 2-10-65

DATE OF CONTACT 2-22

TIME OF CONTACT 1 P.M.

DATE OF PREVIOUS CONTACT 2-21-65

OFFER \$ 6000.00

DETAIL CONTACT\* Contacted Mr. Levy at his place of business (now shop) and get affidavit signed

ACTION TAKEN\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED E. F. Haskin

\* Showed plans, walked over property, etc.  
\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.  
If area set out does not have space enough, please use back of sheet.



This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I 70-5-52 PARCEL # 11

OWNER Isaac Levy PHONE # MC 8-5765

James C. Moore (Contract Buyer)  
(Other interested parties and relationship)

ADDRESS OF OWNER 1033 So Illinois

DATE ASSIGNED 2-10-65

DATE OF CONTACT 2-23-65

TIME OF CONTACT 2:30 P.M.

DATE OF PREVIOUS CONTACT 2-21-65

OFFER \$ 6000.00

DETAIL CONTACT\* Returned to Mr Moore his Copy of the Conditional Sales Contract

ACTION TAKEN\*\*

SIGNED E. L. Harkin

\* Showed plans, walked over property, etc.  
\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.  
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I 20-3-52 PARCEL # 11  
OWNER Issac Long PHONE # Mr 8 5765  
J. C. Moore Contract Buyer  
(Other interested parties and relationship)

ADDRESS OF OWNER 1033 So Illinois  
DATE ASSIGNED 2-10  
DATE OF CONTACT 2-12  
TIME OF CONTACT 3 P.M.  
DATE OF PREVIOUS CONTACT None

OFFER \$ 6000<sup>00</sup>

DETAIL CONTACT\* talked to Mrs Moore she did not  
say much about the price but did  
mention time involved in getting moved.  
I am to call her husband Wednesday 2-15-65

ACTION TAKEN\*\*

SIGNED E. L. Stecker

\* Showed plans, walked over property, etc.

\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.



TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70

PROJ. I70-3 (52)

COUNTY Marion

Names on Plans \_\_\_\_\_

Names in Trans Book \_\_\_\_\_

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
<u>Part of Lot 44 McCarty's Sub.</u>					

LAST OWNER OF RECORD

Deed Record \_\_\_\_\_ p. \_\_\_\_\_ Recorded \_\_\_\_\_ Dated \_\_\_\_\_ Deed

Grantor (None)

Grantee \_\_\_\_\_

Address of Grantee \_\_\_\_\_

MORTGAGE RECORD

Mortgage Record \_\_\_\_\_ p. \_\_\_\_\_ Amount \_\_\_\_\_ Dated \_\_\_\_\_

Mortgagor (None)

Mortgagee \_\_\_\_\_

JUDGMENT RECORD Yes () None () LIS PENDENS RECORD Yes () None ()

MISCELLANECUS RECORD Yes () None () EASEMENTS Yes () None ()

If answer to any of above is yes, clarify on back of sheet or on attached sheet

TAXES Current Paid () Delinquent ()

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

**UNION TITLE CO.**

Dated this 24 day of Feb 1965, 8 AM BY C. Edward Blum  
Abstractor

Prel. Approval of Title \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_  
Deputy Attorney General

Final approval of Abstract of Title \_\_\_\_\_ BY \_\_\_\_\_  
Date Deputy Attorney General



65-4183A

The following is an Extension of the original search by Union Title Company under No. 64-19786A

CAPTION

-1-

Continuation of Abstract of Title to 27 feet by parallel lines off the entire South side of Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.  
Since August 26, 1964, 8 A.M.

Prepared For: Indiana State Highway Commission  
Division of Land Acquisition

Old Age Assistance Search

-2-

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

Juvenile Court Search

-3-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Uniform Commercial Code Search

-4-

Search has been made of the records in the Office of the Recorder of Marion County, Indiana, which search discloses no financing statements as required by the Uniform Commercial Code (Chapter 317, 1963 Acts of Indiana General Assembly) with respect to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except "NONE".

65-4183A

Judgment Search

-5-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Isaac Levy  
or  
Issac Levy  
and  
Grace Levy,  
jointly and  
not individually

from August 26, 1964  
8 A.M. to date and  
against none other

-6-

Taxes for the year 1962 and prior years paid in full.

-7-

Taxes for 1963 payable 1964 in name of Isaac & Grace Levy.

Duplicate No. 389000, K-L-Mc, Indianapolis,  
Center Township, Code No. 1-01, Parcel No. 57499.

May Installment \$72.52 Paid.

November Installment \$72.52 Paid.

Assessed Valuation:

Land \$270.00    Improvements \$1,350.00    Exemption (None)

-8-

Taxes for 1964 now a lien in name of Isaac & Grace Levy.



# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
271075

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES,  
INTERNAL REVENUE TAX LIENS

Prepared for: **Waddy & Springer, Inc.**

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

Examination made against the parties named below, the search being made and limited according to the names exactly as set forth herein and not otherwise:

This certificate covers all divisions of both Districts of the State down to and including **June 20, 1945, 8 A. M.** and

The Indianapolis Division of the Southern District down to and including

**June 20, 1945, 8 A. M.**

Isaac Levy, and  
Grace Levy,  
jointly and  
not individually

UNION TITLE CO.

BY

*Albert M. Bristol*

PRESIDENT

R.L.

# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS  
155 East Market St. UNION TITLE BUILDING Market 2361-5  
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



271075

## COURTS OF MARION COUNTY, INDIANA

Circuit Court  
Civil Municipal Courts  
Probate Court

Superior Court  
Criminal Court

### JUDGMENT SEARCH

of the

### JUDGMENT DOCKETS OF THE MARION COUNTY COURTS

Prepared for: **Waddy & Springer, Inc.**

The undersigned hereby CERTIFIES, GUARANTEES and WARRANTS to whoever relies upon this certificate, that there are no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named below, constituting liens on real estate, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, Indiana, except as hereinafter set out; also that there are no transcripts of judgments of the United States Courts nor transcripts of judgments of any other Courts of Record, constituting liens on real estate, filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, against any of the parties named below, except as hereinafter set out. We have also examined the Federal Tax Lien Index in the office of the Recorder of Marion County, and find nothing entered against the parties named below, except as hereinafter set out.

Examination made of the records and dockets as now entered up, against the parties named below, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Isaac Levy, and  
Grace Levy,  
jointly and  
not individually

for the 10 years  
last past and  
against none other.

UNION TITLE CO.

BY *Albert M. Bristor*  
PRESIDENT

June 25, 1945  
8:00 A. M.

R.L.



This examination is solely of abstract submitted but

Note

State, county, township and city taxes for the current year are a lien from March 1 and payable the following year, first installment by first Monday in May and second installment by first Monday in November.

Attached abstract does not include examination of Federal Court records. The effect is, if there are any judgments against any of the owners of the real estate examined within ten years preceding such examination, and during or prior to ownership, they are liens as if rendered in the courts of Marion county.

Assessments for municipal improvements relate to and are liens from date of letting contract. This abstract does not show whether or not any such contract has been let.

In all transfers or encumbrances of improved real estate, insurance policies should be properly assigned contemporaneously therewith. An affidavit should be taken that the grantor or mortgagor has not executed any unrecorded instrument affecting the title to or possession of this real estate and has not executed any bond payable to the State of Indiana.

In loans to a married woman lender must ascertain that money specifically goes to her benefit solely.

Examined by \_\_\_\_\_

Entries \_\_\_\_\_

Indianapolis, Ind., August 24, 1906.

The Marion Trust Company,

Gentlemen:-

We are of the opinion that the attached abstract of title prepared by the Indiana Title Guaranty & Loan Company to August 22, 1906, shows Mary A. Shanahan to have been on said last mentioned date the owner of the fee simple title to the following described real estate situated in Marion County, State of Indiana, to-wit:-  
27 feet off the South side of lot #44 in McCarty's Subdivision of the East part of Out lot #120 in the city of Indianapolis, subject to the following:-

#1. The last installment of taxes for 1905 due but not enforceable. Taxes for 1906 are a lien but not due.

#2. At entry #7 of the abstract, Nicholas McCarty, Margaret R. McCarty and Frances McCarty united with others in the execution of a deed of said real estate to Lewis Robbins under date of February 9, 1864 without showing whether they were married or single on said date. Said Nicholas McCarty has lived in this community his whole lifetime and is understood to be unmarried. Margaret R. McCarty was subsequent to said time united in marriage with John S. C. Harrison, but we are not advised whether it was before or after the date of this deed. Evidence should be furnished you by way of affidavit of reliable persons showing the celibacy of said grantors.

#3. At entry #7 of the abstract Lewis Robbins was the grantee. Subsequently, to-wit on August 26, 1865, as shown at entry #8 of the abstract, Lewis J. Robins and Cynthia Robbins conveyed said real estate. It should be shown to you that said Lewis Robins and Lewis Robbins mentioned in entry #8 are identical. It should also be shown to you that said Lewis Robbins and Cynthia Robbins were husband and wife at said date. This could be done by an affidavit of reliable persons. If they were single, then that fact should likewise be shown to you by an affidavit of reliable persons.

#4. At entry #19 of the abstract Joseph Cristow was one of the grantors of the deed there mentioned. He failed to disclose whether he was married or single at that date, to-wit: November 22, 1866. *See affidavits showing this fact.*

Very respectfully,  
*Carson Harrison Dowden*

FRANK W. MURPHY, PRES.

BYRON K. ELLIOTT, V-PRES.

GEORGE E. HUMBLE, SECY AND TREAS.

## INDIANA TITLE GUARANTY & LOAN CO.

CAPITAL STOCK, \$150,000

TELEPHONES 3005

129 EAST MARKET STREET, INDIANAPOLIS, IND.

November 6, 1905.

American Central Life Insurance Company.

Indianapolis, Indiana.

Gentlemen: - We have examined the attached Abstract of Title to 27 feet off of the South side of lot 44 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis.

This Abstract was prepared by this Company, No. 13797, and is the new Abstract suggested by us in our former opinion on this title. This Abstract is dated November 6, 1905.

From this examination, we are of the opinion that the mortgage executed by Mary A. Shanahan, unmarried, to Your Company, dated June 3, and recorded June 5, 1905, in Mortgage Record 460, page 53 is a first lien on the above described part of lot 44. subject, only, to the taxes for the last half of 1904 and all of 1905.

We call attention to the fact that the second half of the taxes for 1904 appear to be unpaid; these should be paid at once to prevent the sale of the property for delinquent taxes.

Respectfully,

INDIANA TITLE GUARANTY AND LOAN CO.

By

*George E. Humble*  
Sec'y & Treas.



== 13797 ==

# ABSTRACT OF TITLE

—TO—

Twenty-seven (27) feet off of the South Side of Lot Forty-four (44) in McCarty's Subdivision of the East part of Out Lot One Hundred and Twenty (120) in the City of Indianapolis.

**Marion County, Indiana.**

Prepared for American Central Life Insurance Company.

—BY—

## Indiana Title Guaranty and Loan Company,

INDIANAPOLIS, IND.

### HISTORICAL NOTES.

After the first permanent settlement of the North American Continent by the Spaniards in Florida, about 1568, by the French in Nova Scotia in 1605, and again at Quebec in 1608, and by the English in Virginia in 1607, the French, with the aid of the Catholic Church through its Jesuit missionaries, succeeded in gaining control of the country between the Great Lakes and the Ohio River.

In 1672 several of these missionaries traversed that portion of Indiana lying north of the Kankakee River.

About the year 1712, Post Vincennes on the Wabash River, was established by the French.

The lands northwest of the Ohio River, while under the protection of the French, were first a part of the province of Louisiana, and as such governed by the officers of the French crown; afterward by the representatives of the Western Company, and subsequently by the Indies Company; but government was again resumed by the crown in 1732, and administered for a short time by the officers of the province of Quebec.

In 1763 the French possessions north of the Ohio River were ceded to the British, who retained control until, by the treaty of Paris in 1783, they surrendered their supremacy over the country south of the Great Lakes to the United States of America.

As a province of Great Britain, Virginia laid claim to the greater part of the land northwest of the Ohio River, but on March 1, 1784, the State of Virginia transferred all right, title and claim in said lands to the United States. Among the conditions of the cession was the following: "That the French and Canadian inhabitants, and others of Post Vincennes and the neighboring villages, who have professed themselves citizens of Virginia, have their possessions and titles confirmed to them," etc.

Prior to this transfer of its claims, the General Assembly of Virginia had passed an act for laying off the town of Clarksville, Indiana, at the falls of the Ohio River.

Subsequent to the transfer referred to the territory "Northwest of the Ohio River" was formed.

By an act of Congress, approved March 7, 1800, the country northwest of the Ohio River was divided into two territories, the line dividing them being the present eastern boundary line of Indiana. By subsequent acts the tracts now known as Illinois and Michigan were detached, giving to Indiana its present shape and size.

Indiana was admitted into the Union of States in 1816. After the assumption by the United States of the government of the territory northwest of the Ohio River, war with the Indian tribes ensued, which resulted in various treaties of cession and peace. By virtue of the treaty at Greenville, O., in 1795, all lands lying east of a line drawn from Fort Recovery on the Wabash River in Ohio, to a point on the Ohio River, opposite the mouth of the Kentucky River, were forever ceded to the United States. The line referred to forms the present western boundary line of Dearborn and Ohio counties in this State.

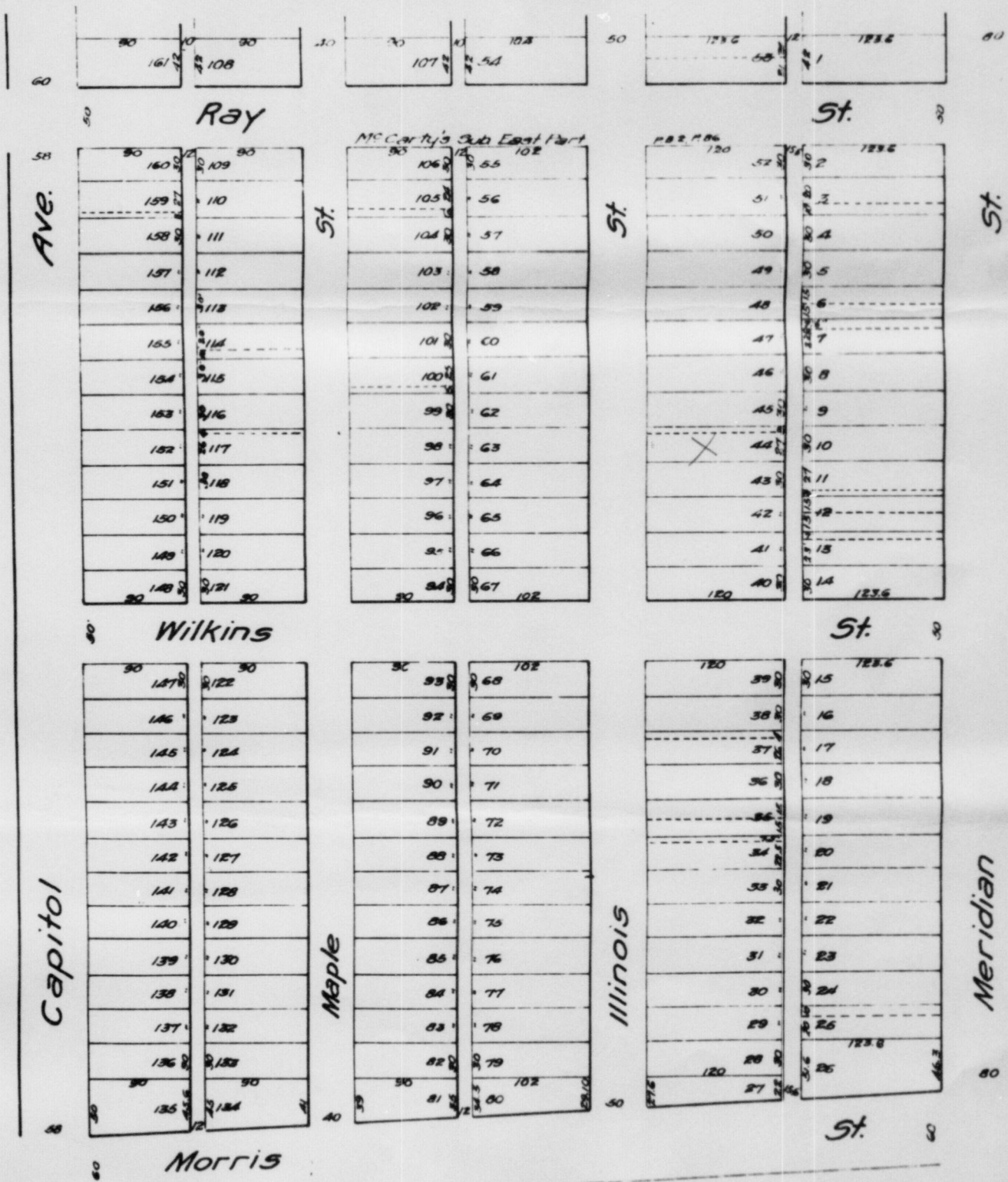
By virtue of the treaty at St. Mary's, Ohio, in 1818, all lands in central Indiana, with certain exceptions, were ceded to the United States, the territory thus acquired including the present boundaries of Marion County.

By act of Congress the United States granted to the State of Indiana four sections of land for a State capital, the donation consisting of sections 1, 2 and 12, and part of sections 3 and 11, in township 15 north, range 3 east, containing in all 2,560 acres, the surveys being made in 1819.

The town of Indianapolis was laid off in 1821. The original survey of 161 squares, of which some were subdivided into lots, embraced an area of one square mile near the center of the four sections comprising the donation. The remaining portion of the donation was surveyed and platted in 1831. A plat including the original survey was filed in the recorder's office July 5, 1831.

While the titles to the lands outside of the donation were patented by the United States to those entering the same, or their assignees, the lots and outlots within the boundaries of the donations were sold by an agent of state for the town of Indianapolis, duly appointed by an act of the State Legislature.

# E. Pt. Out Lot No 120.





Deed Record

D. p, 535  
May 2, 1834  
Recorded  
June 21, 1834

Ebenezer Sharpe, Agent of State,  
for the Town of Indianapolis,  
to  
Nicholas McCarty.

Agent's Deed

Out Lot 120. containing 52-33/100 acres. Also  
other property in the Town of Indianapolis.

1

Nicholas McCarty died intestate May 17, 1854, leaving him  
surviving, his widow, Margaret McCarty and four children,  
Nicholas McCarty, Margaret R. McCarty, Susan McCarty and  
Frances J. McCarty.

2

The estate of Nicholas McCarty, deceased, was finally set-  
tled and closed June 7, 1860; see full proceedings in  
Complete Record 11. page 66, etc. of the Marion Common Pleas  
Court.

3

For affidavit of Henry Day relative to death and heirs  
of Nicholas McCarty, see Miscellaneous Record 17. page 11  
of the Recorder's office of Marion County.

IN THE COURT OF COMMON PLEAS OF MARION COUNTY,  
OCTOBER TERM, 1854.

Partition proceedings wherein there is set off to the  
widow, Margaret McCarty, certain parts of the real estate  
of Nicholas McCarty, deceased, not including, however, Out  
Lot 120. or any part thereof as her full share of the estate  
leaving the above named children and heirs, tenants  
in common of Out Lot 120 free of all claims of the said  
widow; see full proceedings in Complete Record 4. page 159.

4

Marriage Record

6. p, 689  
Dec. 9, 1857

Susan McCarty,  
to  
Henry Day.

Marriage.

5

Plat Book

2. p, 86  
Jan. 27, 1863  
Recorded  
Jan. 27, 1863

Nicholas McCarty, Susanna McCarty Day, Henry Day, her husband  
Margaret R. McCarty and Frances J. McCarty, filed Plat of  
McCarty's Subdivision of the East part of Out Lot 120.  
into 161 lots, numbered 1 to 161, both inclusive.

6

20. p, 540  
Feb. 9, 1864  
Recorded  
Mch. 7, 1864

Nicholas McCarty, Henry Day, and  
Susanna McCarty Day, his wife,  
Margaret R. McCarty and Frances  
J. McCarty,  
to  
Lewis Robbins.

Warranty Deed

7

Lots 9, 10, 44 and 45 in McCarty's Subdivision of  
the East part of Out Lot 120. in the City of Indianapolis,  
according to the plat of said Subdivision as recorded in  
the Recorder's Office of the said County of Marion.

== 13797 ==

*Same as 7*  
25. p, 656  
Aug. 26, 1865  
Recorded  
Aug. 28, 1865

Lewis J. Robins (signs Lewis Robbins)  
and Cynthia Robbins,  
to  
Joseph Bristow and Thomas J. Bristow.

Warranty Deed

8

Lots number 44 and 45 in McCarty's Subdivision of the East part of Out Lot 120. in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's Office of said County of Marion.

*7/2*  
31. p, 608  
Nov. 20, 1866  
Recorded  
Jan. 15, 1867

Joseph Bristow and Thomas J.  
Bristow and Eliza J. Bristow, his wife,  
to  
William Dorrel.

Warranty Deed

9

Lots 44 and 45 in McCarty's Subdivision of the East part of Out Lot 120. in the City of Indianapolis, according to the plat of said Subdivision of said Out Lot as recorded in the Recorder's Office of said County of Marion.

41. p, 531  
Jan. 13, 1870  
Recorded  
Jan. 18, 1870

William Dorrel and  
Marcella Dorrel, his wife,  
to  
William K. Davis.

Warranty Deed

10

Lots 44 and 45 in McCarty's Subdivision of the East part of Out Lot 120. in the City of Indianapolis, according to the plat of said Subdivision of said Out Lot as recorded in the Recorder's Office of said County of Marion.

11

William K. Davis died intestate July 6, 1871.

IN THE SUPERIOR COURT OF MARION COUNTY.

No. 4193  
Suit filed  
Sept. 22, 1873

Ruth T. Davis,  
versus  
Charles H. Davis and Mary H. Davis.

Suit for partition

12

Petition shows that William K. Davis died July 6th, 1871 intestate, seized of Lot No. 7 and the south half of Lot No. 6. in McCarty's Subdivision of the East part of Out Lot 120. in the City of Indianapolis.

Also lots 44 and 45 in said Subdivision. Also other property.

That said William K. Davis died leaving him surviving his widow, the petitioner, and two sons William Davis and Charles H. Davis, a minor. That said William Davis married the defendant Mary H. Davis in April, 1873 and died July 13, 1873 intestate and without issue leaving the said Mary H. Davis, only him surviving, a minor under the age of 21 years.

That the petitioner and defendant s are tenants in common of the above real estate. The said petitioner being the owner of an undivided 1/3 as widow of William K. Davis and one undivided 1/4 of one third as the mother of said William David, deceased; that Charles H. Davis is the owner of one third of the real estate and that Mary H. Davis is the owner of three fourths of one third as the widow of said William Davis.

Petitioner further shows that Charles Orme is Adminis-(over)



== 13797 ==

trator of the estate of William Davis, deceased.  
Commissioners set off to Mary H. Davis 27 feet off of the South side of lot 44 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis.  
Court confirms partition.  
See full proceedings in Complete Record 5. page 167.  
See Transcript of above decree in Town Lot Record 77. page 509.

245. p, 13  
July 23, 1892  
Recorded  
July 28, 1892

Mary H. Massey and  
Francis M. Massey, her husband,  
to  
Thomas Rule and Mary  
T. Rule, his wife.

Warranty Deed

13

27 feet off of the South side of lot 44 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis.

Subject to the taxes of 1891 and 1892.  
Said Mary H. Massey was formerly the wife of George W. Davis who died July 13, 1873 intestate and leaving no children or grand-children and leaving as his only heirs said Mary H. Davis, his wife, and Ruth Davis, his mother.

314. p, 249  
May 15, 1899  
Recorded  
May 16, 1899

Thomas Rule and  
Mary T. Rule, his wife,  
to  
Mary A. Shanahan.

Warranty Deed

14

27 feet off of the North side of lot number 44 in McCarty's Subdivision of Out Lot number 120 in the City of Indianapolis.

Subject to the taxes for 1899.  
On Margin: See deed correcting error in Town Lot Record 386. page 162.

386. p, 162  
Feb. 13, 1902  
Recorded  
June 5, 1905

Thomas Rule and  
Mary T. Rule, his wife,  
to  
Mary A. Shanahan.

Warranty Deed

15

27 feet off of the South side of lot number 44 in McCarty's Subdivision of the East part of Out Lot 120. in the City of Indianapolis.

This deed is made to correct a misdescription in a former deed which former deed is recorded in Town Lot Record 314. page 249. and which is dated May 15, 1899 and wherein it was intended to convey the above described real estate but by mistake, it was described as 27 feet off of the North side of lot numbered 44.

There are no further conveyances.

== 13797 ==

MORTGAGE.

460. p, 53  
June 3, 1905  
Recorded  
June 5, 1905

Mary A. Shanahan, unmarried,  
to  
American Central Life Insurance  
Company of Indianapolis, Indiana.  
27 feet off of the South side of lot 44 in McCarty's  
Subdivision of the East part of Out Lot 120, in the City  
of Indianapolis, as per plat thereof in Plat Book 2. page 86  
of the Records of Marion County, Indiana.

To secure one principal note of \$600.00 payable 5 years  
after date on June 3, 1910 and 10 coupon or interest notes of  
\$18.00 each, payable in 6, 12, 18, 24, 30, 36, 42, 48, 54  
and 60 months respectively after date. All of said notes  
are dated June 3, 1905 bearing interest at 8% per annum  
after maturity with 5% attorney's fees.

Privilege granted of paying \$100.00 or multiple thereof  
on any interest period after one year.

16

*Substpl 27/06  
S.W.*

*Publicly satisfied of record.*  
*Apr 27*  
INDIANA TITLE GUARANTY & LOAN CO.  
*1906*

Mortgage

17

Taxes for 1904 paid as to first installment, second install-  
ment not paid.

*Since  
S.W.*

ANCE PAID.  
I.T.G. & L. Co., by *J.H. [unclear]*

18

Taxes for 1905 now a lien.

Indianapolis, November 6, 1905.

From a search of the Records in the Recorder's Office, Tax Sale Records  
in the Auditor's Office, Tax Duplicates and the Records of Street, Alley and  
Sewer Improvement Assessments in the Treasurer's Office, as certified by the  
City Comptroller and the Lis Pendens Records of Complaints and Attachments  
and Judgment Dockets of the Superior and Marion Circuit Courts, as said  
Records and Dockets are now entered up, we find no further conveyances nor  
unsatisfied encumbrances of Record on tract described in caption.

No search made for Judgments in the United States Circuit and District  
Courts at Indianapolis.

INDIANA TITLE GUARANTY AND LOAN CO.

By *George E. Hume*  
Sec'y & Treas.

F & W



16239.

Continuation of Abstract of Title to 27 feet off of the South side of Lot 44. in McCarty's Subdivision of the East part of Out Lot 120. in the City of Indianapolis.

Prepared for H. M. Gwinn, Esq., since date of former Abstract, November 6, 1905.

There are no further conveyances.

*Lien since paid*  
*Lien*  
Taxes for 1905 paid as to first installment; second installment not paid.

*SINCE PAID*  
*Leopold*  
Taxes for 1906 now a lien.

Indianapolis, August 22, 1906.

From a search of the Records of the Recorder's Office, Tax Sale Records in the Auditor's Office, Tax Duplicates and the Records of Street, Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Superior and Marion Circuit Courts, as said Records and Dockets are now entered up, we find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

No search made for Judgments in the United States Circuit and District Courts at Indianapolis.

H. & W.

INDIANA TITLE GUARANTY AND LOAN CO.

By *J. W. Morrison*  
Pres.

#34175.

Continuation of Abstract of Title to 27 feet off of the south side of Lot 44 in McCarty's Sub-division of the East part of Out Lot 120, in the City of Indianapolis.

Prepared for John R. Welch, since date of former continuation, dated August 22, 1906.

There are no further conveyances.

Encumbrances.

481, p. 515.  
Aug. 29, 1906.  
Recorded  
Sept. 7, 1906.

Mary A. Shanahan, a widow,  
to  
The Marion Trust Company, of Indianapolis,  
Indiana, Trustee.

Mortgage.

Part of Lot 44 in McCarty's Sub-division of the East part of Out Lot 120, in the City of Indianapolis, being 27 feet off of the entire South side of Lot 44 above described.

To secure one bond of \$1200.00 payable 5 years after date and 10 coupon interest notes of \$36.00 each payable in 6 to 60 months after date, 8% after maturity and 5% attorney fees.

After one year privilege is granted to repay the principal at any interest date in sums of \$100.00 or multiple thereof.

Taxes for the year 1908, 1st installment paid,  
2nd installment unpaid.

Taxes for the year 1909, now a lien.

Indianapolis, August 12, 1909.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of August 22, 1906.

Search made in the Recorder's Office, the Tax Sale Records in the Auditor's Office, the Tax Duplicates in the Treasurer's Office, and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Superior, Circuit and Probate Courts; also Records of Street Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

No search made for Judgments in the United States Circuit and District Courts at Indianapolis.

MARION TITLE GUARANTY COMPANY

Arthur Leopold  
MANAGER

*Satisfied Sept 22-09*  
*Ed*  
*Satisfied Sept 22-09*  
*Marion Title Guaranty Company*  
*A. H. Lawrence Secy*

*Order Pd*  
*ESB*

*SINCE*  
*Marion Title Guaranty Company*  
*A. H. Lawrence Secy*



Attention called to Second Park and Boulevard Assessment in South District, for which this property may be assessed.

E68

*Subsequent Continuation*

Marion Title Guaranty Company,

*[Signature]* Manager

JUDGMENT.

IN THE SUPERIOR COURT OF MARION COUNTY.

#65010  
Order Book  
250. p, 123

✓

Michael Ryan Ads. Mary Ryan,  
July 6, 1903: Costs.

Indianapolis, August 5, 1912.

We find no further conveyances, nor unsatisfied encumbrances of record on Lot as described in caption, since date of August 12, 1909.

Search made in the Recorder's Office, the Tax Sale Records in the Auditor's Office, the Tax Duplicates in the Treasurer's Office, and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Probate, Circuit and Superior Courts; also Records of Street, Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

No search made for Judgments in the United States Circuit and District Courts at Indianapolis.

MARION TITLE GUARANTY COMPANY

By *A. Van Osine* Secy. Manager

#52184.

Continuation of Abstract of Title to 27 feet off of the South side of Lot 44, in McCarty's Sub-division of the East part of Out Lot 120, in the City of Indianapolis.

Prepared for J. W. Selvage, since date of former continuation, dated August 5, 1912.

Misc. Record  
74, p. 241.  
Nov. 22, 1912.  
Recorded  
Nov. 23, 1912.

STATE OF INDIANA, MARION COUNTY, S. S.

Nicholas McCarty, being duly sworn on his oath says that he is the son of Nicholas McCarty, deceased, who formerly owned in his life time Out Lot 120, in the City of Indianapolis, Indiana.

That this affiant is now 78 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty, and Susannah McCarty Day. That this affiant has never been married and his sister Frances J. McCarty has never been married and that Margaret R. McCarty, was married on the 3rd day of October 1867, to John C. S. Harrison.

Nicholas McCarty.

Mary Shanahan, died intestate December 20, 1910.

Estate Docket  
41, p. 11331.

Estate of Mary Shanahan, deceased, pending in the Marion Probate Court.

August 16, 1912, John Ryan, appointed and qualified as Administrator of the Estate of Mary Shanahan, deceased by the Clerk in Vacation.

September 3, 1912, Appointment confirmed by the Court See Order Book 21, page 281.

SEE SUBSEQUENT CONTINUATION

There are no further conveyances.

Assessments.

16, p. 287.  
Approved  
June 23, 1913.

Mary Ryan,  
to  
Second South Park Assessment.  
Lot 44, as above for \$3.35.  
Not paid.

Assessment.

Taxes for the year 1912, 1st installment paid,  
2nd installment unpaid.

Taxes for the year 1913, now a lien.

SINCE UNIFORM FULL  
ATTEST. UNITED RECORDS  
BY Albert W. Quater  
PRESIDENT



\*\* 47698 \*\*

Continuation of Abstract of Title to 27 feet off of the South side of Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis.

Prepared for Price Bros. Co., since date of former continuation August 12, 1909.

Mary Shanahan died, but we find no record of Administration on her estate in Marion County, Indiana. *Oct 1910*

489. p. 45  
Jan. 25, 1912  
Recorded  
Jan. 31, 1912

William L. Shanahan and  
Charles Shanahan both unmarried,  
( signs Charlie M. Shanahan, )  
to  
Mary Ryan.

Quit Claim Deed

All our right, title and interest as heirs at law of Mary A. Shanahan, deceased, to Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis.

There are no further conveyances.

MORTGAGE.

532. p. 130  
Aug. 27, 1909  
Recorded  
Sept. 10, 1909

Mary A. Shanahan, unmarried,  
to  
The Celtic Saving and Loan Association  
27 feet off of the South side of Lot 44  
in McCarty's Subdivision of the East part of Out Lot 120  
in the City of Indianapolis.  
To secure a loan of \$900.00 with certain dues,  
interest etc.

SATISFIED OF RECORD  
ATTEST UNION TITLE CO.  
*1-4-18*  
*Albert M. Dista*  
PRESIDENT

*once Pd*

Taxes for the year 1911, 1st installment paid,  
2nd installment unpaid.

SINCE PAID  
Union Title Company

Taxes for the year 1912 now a lien.

Judgments.

IN THE SUPERIOR COURT OF MARION COUNTY.

Order Book  
306, p. 501.  
No. 83170.

Frank Gimbel, ads. Anna E. Gimbel.  
May 1, 1911.

Costs.  
Divorce granted plaintiff and prohibited from re-  
marrying for 2 years. Judgment against plaintiff  
for costs.

Costs not paid. \$ 3,00 Bal due.

✓  
Attention called to 3rd South Park and Boulevard  
Assessment for South District for which this property  
may be assessed.

Indianapolis, July 12, 1913.

We find no further conveyances nor unsatisfied encumbrances of Record  
on lot as described in Caption, since date of August 5, 1912.

Search made in the Recorders Office, the Tax Sale Records in the  
Auditors Office, the Tax Duplicates in the Treasurers Office, and the Lis  
Pendens Records of Complaints and Attachments, and Judgment Dockets of the  
Marion, Circuit and Superior and Probate Courts, also Records of Street Alley  
and Sewer Improvements Assessments in the Treasurers Office as certified  
by the City Comptroller, as said Records and Dockets are now entered up.

No search made for Judgments in the United States Circuit and District  
Courts at Indianapolis.

MARION TITLE GUARANTY COMPANY

*J. B. Williams* Manager



268809

CAPTION

-1-

Continuation of Abstract of Title to 27 feet taken by parallel lines off the entire South side of Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana. Since July 12, 1913.

Prepared for: Waddy and Springer, Inc.

Misc. Record  
119 page 199  
Inst. #15286  
May 23, 1921  
Recorded  
May 24, 1921

-2-

Belle Bristow, being duly sworn upon her oath states that she is the widow of Joseph Bristow, late deceased, who died in the City of Indianapolis, Indiana, on the 18 day of January, 1920; that said Joseph Bristow and Thomas J. Bristow his brother, were the grantors named in the conveyance of November 26, 1866, duly recorded in Deed Record of Town Lots numbered 31 at page 608 of the records in the office of the Recorder of Marion County, Indiana, and that said Joseph Bristow was unmarried at the time of his execution and delivery of said deed of Nov. 26, 1866, to William Dorrell, and said Joseph Bristow and this affiant were not married until some years after the time of said conveyance.

Mrs. Belle Bristow

STATE OF INDIANA, MARION COUNTY, SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Belle Bristow, this 23 day of May, 1921, and subscribed and made oath to the above affidavit.

Witness my hand and notarial seal.

Chas. A. Duryea (LS)

Notary Public

My commission expires July 6, 1924.

268809

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket  
41 page 11331

-3-

IN THE MATTER OF THE ESTATE OF MARY SHANAHAN, DECEASED.

(As continued from a preceding continuation.)

September 29, 1913. Verified final report filed.

October 25, 1913. Proof of publication of final notice filed.

October 25, 1913. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 24 page 343.

Final Report Record 44 page 230.

Note: Entry on final report reads in part as follows, to-wit: That all of decedent's debts have been paid and discharged and that said decedent left surviving the following and only heirs; her children, Mary Ryan, Anna E. Gimble, John J. Shanahan, George F. Shanahan, Hugh G. Shanahan, Lewis Shanahan and Charles-Shanahan.

Town Lot Record  
514 page 578  
Inst. #17255  
Aug. 7, 1913  
Recorded  
Aug. 15, 1913

-4-

Mary Ryan and  
John Ryan, her husband and  
Anna E. Gimble, unmarried  
John J. Shanahan and  
Lillian Shanahan, his wife  
George F. Shanahan and  
Mary F. Shanahan, his wife and  
Hugh T. Shanahan, unmarried  
to

Warranty Deed

Abraham Rabinowitz.  
27 feet off of the entire South side of Lot 44 in McCarty's Subdivision of the east part of Out Lot 120 in the City of Indianapolis, as recorded in Plat Book 2, page 86 of the records on file in the Recorder's office of Marion County, Indiana.

Mary Ryan, Anna E. Gimble, John J. Shanahan, George F. Shanahan and Hugh T. Shanahan, together with William L. Shanahan and Charles M. Shanahan (who have heretofore quit claimed their interest in said real estate to Mary Ryan) are the heirs and only heirs at law of Mary A. Shanahan, deceased who died possessed of the aforesaid real estate.



268809

Town Lot Record  
514 page 577  
Inst. #17254  
Aug. 15, 1913  
Recorded  
Aug. 15, 1913

Abraham Rabinowitz and  
Rosa Rabinowitz (Signed and  
Acknowledged Rosa  
Rabinowitz), his wife,  
to  
Mildred A. Dodson.

Warranty Deed

-5-

27 feet off of the entire south side of  
Lot 44 in McCarty's Subdivision of the East part  
of out lot 120 in the City of Indianapolis, as  
recorded in Plat Book 2, page 86 of the Records  
on file in the Recorder's office of Marion County,  
Indiana.

Subject to a mortgage of \$900.00 to the Celtic  
Saving & Loan Association #3 recorded in Mortgage  
Record 532 at page 130 of the Records on file in  
the Recorder's office of Marion County, Indiana.

This deed is made for purpose of reconveyance  
of said property to Abraham Rabinowitz and Rosa  
Rabinowitz, husband and wife, the object being  
to change the property from individual title of  
Abraham Rabinowitz to the joint title of himself  
and wife. The deed was by mistake of the scribner  
originally made to Abraham Rabinowitz when in fact  
it was intended to be made to Abraham Rabinowitz and  
Rosa Rabinowitz, husband and wife.

(Note: Mortgage above referred to entered  
satisfied of record January 4, 1918.)

Town Lot Record  
514 page 576  
Inst. #17253  
Aug. 15, 1913  
Recorded  
Aug. 15, 1913

Mildred A. Dodson  
(unmarried)  
to  
Abraham Rabinowitz and  
Rosa Rabinowitz,  
husband and wife,

Warranty Deed

-6-

27 feet off of the entire south side of lot 44  
in McCarty's subdivision of the east part of out  
lot 120 in the City of Indianapolis as recorded in  
Plat Book 2 page 86 of the records on file in the  
Recorder's office of Marion County, Indiana.

Subject to a mortgage of \$900 to the Celtic  
Saving & Loan Association #3 and recorded in Mortgage  
Record 532 page 130 of the Records on file in the  
Recorder's office of Marion County, Indiana.

(Note: Mortgage above referred to entered  
satisfied of record January 4, 1918.)

268809

-7-

Abraham Rabinowitz died intestate June 17, 1937.

Estate Docket  
111 page 39254

-8-

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF ABRAHAM RABINOWITZ, DECEASED.

October 18, 1937. Bond filed. Alex Robin  
duly appointed and qualified as administrator, of  
the estate, of Abraham Rabinowitz deceased.

Order Book 177 page 126.

November 9, 1937. Proof of notice of appoint-  
ment filed.

(Pending)

ABSTRACTOR'S NOTE:- Schedule of property of said  
decedent filed with the Inheritance Tax Appraiser for  
Inheritance Tax Appraisal shows the gross value of  
said decedent's estate to be \$2423.12, and that no  
inheritance tax was assessed against said estate.

CHECKED TO 8-25-44  
UNION TITLE COMPANY

ATTEST, UNION TITLE CO.

BY: Albert M. Binstock  
PRESIDENT

Mortgage Record  
647 page 536  
Inst. #24534  
Nov. 11, 1914  
Recorded  
Nov. 12, 1914

Abraham Rabinowitz  
(Signed Abraham Rabinowitz  
(per x mark) - Witnessed by  
M. L. Markowitz who is the  
same person as the Notary Public  
who acknowledged the deed) and  
Rosie Rabinowitz, his wife,  
to  
Haimen Gurevitz.

Mortgage

27 feet off of the south side of Lot 44 in  
McCarty's Subdivision of the East part of Out  
Lot 120 in the City of Indianapolis.

To secure the payment when the described  
notes become due of a series of notes dated Nov. 11,  
1914, being 8 notes at \$25.00 each, with 6% from  
date until paid, and in the event any note is  
due and unpaid all of said notes become due and  
payable upon failure to pay any one, and attorney's  
fees.

SATISFIED BY LAPSE OF TIME 5-28-45  
ATTEST, UNION TITLE CO.  
BY: Albert M. Binstock  
PRESIDENT

*Set 5/28/45  
by [unclear] [unclear]*

-9-



268809

Judgment Search

-10-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Abraham Rabinowitz  
and  
Rosa Rabinowitz  
jointly and  
not individually

from May 5, 1935  
to and including  
June 17, 1937

and vs

Rosa Rabinowitz

for the 10 years  
last past and  
against none other.

-11-

Taxes for the year 1944 on the Real Estate for which this abstract is prepared are assessed in the name of Abraham & Rosa Rabinowitz and are due and payable on or before the first Mondays in May and November of 1945.

General Tax Duplicate No. 393195, P.Q.R.  
Indianapolis, Center Township, Parcel No. 57499.

May Installment \$29.24 Unpaid. *Paid 5/2/45*

November Installment \$29.24 Unpaid.

-12-

Taxes for the year 1945 *by* a lien.

*Albert J. Bunker*  
SINCE PAID IN FULL  
ATTEST, UNION TITLE CO.  
BY *Albert J. Bunker*  
PRESIDENT

**GUARANTEED CERTIFICATE**

-13-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

The undersigned hereby certifies, guarantees and warrants to whoever relies upon this certificate, and this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.

**FIRST** That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract Old Age Certificate Index in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

**SECOND** That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein above set out.

**THIRD** That according to the current tax duplicates, moratorium duplicates, and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

**FOURTH** That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the Caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 13 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 6 both inclusive.

Dated at Indianapolis, Indiana, May 7, 1945, 8 A. M.

**UNION TITLE COMPANY**

By Albert M. Bristor  
President

-6-WJJ-



# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5  
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
268809

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES,  
INTERNAL REVENUE TAX LIENS

*Prepared for:* Waddy and Springer, Inc.

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

Examination made against the parties named below, the search being made and limited according to the names exactly as set forth herein and not otherwise:

This certificate covers all divisions of both Districts of the State down to and including  
May 2, 1945, 8 A. M. and

The Indianapolis Division of the Southern District down to and including

May 2, 1945, 8 A. M.

Abraham Rabinowitz  
Rosa Rabinowitz

UNION TITLE CO.

BY *Albert M. Gustafson*  
PRESIDENT

269762

CAPTION

-1-

Addenda to Abstract of Title to 27 feet taken by parallel lines off the entire South side of Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Prepared for: Waddy & Springer, Inc.

-2-

Rosa Rabinowitz died intestate November 18, 1940.

IN THE PROBATE COURT OF MARION COUNTY.

Inheritance  
Tax Docket  
1 page 482  
No. 1934

IN THE MATTER OF THE ESTATE OF ROSA RABINOWITZ, DECEASED.  
May 28, 1945, Petition to determine Inheritance Tax without letters of administration filed. Ordered referred to Inheritance Tax Appraiser for investigation.

-3-

Order Book 230 page 227.  
*June 18* - May 28, 1945. Inheritance Tax Appraiser filed report showing estate was not subject to an Inheritance Tax. Approved by the Court.

Order Book 230 page 227.

NOTE: Petition above referred to shows that said decedent died the owner of the following described real estate towit: 1033 S. Illinois St., that said decedent left surviving her as her sole and only heirs at law, towit: Max Rabin, son; Louis Rabinowitz, son; Alex Rabin, son; R. Meyer Rabin, son; and Sam Rabinowitz, son; and that the total gross value of said estate was \$2960.00.

-4-

We hereby certify the above and foregoing to be true and correct.

Indianapolis, Indiana,  
May 29, 1945.

UNION TITLE CO.

BY *Albert M. Briston*  
PRESIDENT



336220

CAPTION

-1-

Continuation of Abstract of Title to 27 feet taken by parallel lines off the entire South side of Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.  
Since May 7, 1945, 8 A.M.

Prepared for: Waddy & Springer, Inc.

-2-

Rosa Rabinowitz died intestate November 18, 1940.

IN THE PROBATE COURT OF MARION COUNTY

Inheritance  
Tax Docket  
1 page 482  
No. 1934

-3-

IN THE MATTER OF THE ESTATE OF ROSA RABINOWITZ, DECEASED.

May 28, 1945. Petition to determine Inheritance Tax without letters of administration filed. Ordered referred to Inheritance Tax Appraiser for investigation.  
Order Book 230 page 121.

June 18, 1945. Inheritance Tax Appraiser filed report showing estate was not subject to an Inheritance Tax. Approved by the Court.

Order Book 230 page 307.

NOTE: Petition above referred to shows that said decedent died the owner of the following described real estate towit: 1033 S. Illinois St., that said decedent left surviving her as her sole and only heirs at law, towit: Max Rabin, son; Louis Rabinowitz, son; Alex Rabin, son; R. Meyer Rabin, son; and Sam Rabinowitz, son; and that the total gross value of said estate was \$2960.00.

336220

Town Lot Record  
1180 page 279  
Inst. #24253  
May 31, 1945  
Recorded  
June 26, 1945

Max Rabin and  
Sarah Rabin,  
husband and wife;  
R. Meyer Rabin and  
Ethel Rabin,  
husband and wife;  
Alex Rabin and  
Theresa Rabin,  
husband and wife;  
Louis Rabinowitz and  
Anna Rabinowitz,  
husband and wife;  
Sam Rabinowitz and  
Pearl Rabinowitz,  
husband and wife;  
being all of the heirs  
of Abraham Rabinowitz  
and Rosa Rabinowitz,  
husband and wife and  
both now deceased  
to  
Issac Levy and  
Grace Levy,  
husband and wife

Warranty Deed  
(U.S. Revenue  
Stamp Attached)

-4-

27 feet taken by parallel lines off of the  
entire south side of Lot 44 in McCarty's Subdivision  
of the East part of Out Lot 120 of the Donation Lands  
of the City of Indianapolis, together with all improve-  
ments thereon.

Proper citizenship clause is attached.

Mortgage Record  
1355 page 292  
Inst. #24254  
June 26, 1945  
Recorded  
June 26, 1945

Isaac Levy and  
Grace Levy,  
husband and wife  
to  
The Atkins Saving and  
Loan Association

27 feet taken by parallel lines off the entire  
South side of Lot 44 in McCarty's Subdivision of the  
East part of Out Lot 120 of the Donation Lands of  
the City of Indianapolis, as per plat thereof, re-  
corded in Plat Book 2, page 86, in the office of  
the Recorder of Marion County, Indiana.

Mortgage  
SATISFIED OF RECORD 6-4-48  
ATTEST. UNION TRUST CO.  
BY *Albert J. Smith*  
PRESIDENT

-5-



336220

To secure payment of a promissory note and performance of the terms thereof, this day executed and payable on or before 12 years from date in the principal sum of \$1000.00 with interest as therein specified, with attorney's fees.

This mortgage shall also secure any additional advances made to mortgagors by Association not in excess (in the aggregate) of the above amount, at any time within a period of 12 years from the date hereof.

Old Age Assistance  
Search

-6-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said Search, for liens shown by notices of Old Age Assistance filed in the office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 12, 1947.

We find none.

Judgment Search

-7-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Max Rabin  
R. Meyer Rabin  
Alex Rabin  
Louis Rabinowitz  
and  
Sam Rabinowitz

from May 12, 1938  
to and including  
June 26, 1945

and vs.

Isaac Levy  
or  
Issac Levy  
and  
Grace Levy  
jointly and  
not individually

for the 10 years  
last past and  
against none other.

336220

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #75515  
March 10, 1941  
Order Book  
81 page 189

L. Rabin  
vs.  
Baker Whitfield  
Judgment rendered vs. plaintiff for costs.

-8-

-9-

Taxes for the year 1947 on the Real Estate for which this Abstract is prepared are assessed in the name of Isaac and Grace Levy and are due and payable on or before the first Mondays in May and November of 1948.

General Tax Duplicate No. 364735, K-L-Mc, Indianapolis, Center Township, Parcel No. 57499.

May Installment \$19.44 Paid.

November Installment \$19.44 Unpaid.

SINCE PAID IN FULL  
ATTEST. UNION TITLE CO.  
*Albert J. [Signature]*  
PRESIDENT

-10-

Taxes for the year 1948 now a lien.



336220

# GUARANTEED CERTIFICATE

-11-

STATE OF INDIANA }  
COUNTY OF MARION } SS:

The undersigned hereby certifies, guarantees and warrants to whoever relies upon this certificate, and this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.

**FIRST** That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract of Old Age Certificate in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

**SECOND** That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein above set out.

**THIRD** That according to the current tax duplicates, moratorium duplicates, and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

**FOURTH** That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 11 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.  
Dated at Indianapolis, Indiana, May 15, 1948, 8 A.M.

UNION TITLE COMPANY

By *Albert M. Bush*  
President

-5- LR

# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



336220

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **Waddy & Springer, Inc.**

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

Examination made against the parties named below, the search being made and limited according to the names exactly as set forth herein and not otherwise:

This certificate covers all divisions of both Districts of the State down to and including

May 12, 1948, 8 A.M.

and

The Indianapolis Division of the Southern District down to and including

May 13, 1948, 8 A.M.

Max Rabin  
R. Meyer Rabin  
Alex Rabin  
Louis Rabinowitz  
Sam Rabinowitz  
Isaac Levy  
Issac Levy  
Grace Levy

UNION TITLE CO.

BY *Albert M. Bustin*  
PRESIDENT

LR



433399

CAPTION

-1-

Continuation of Abstract of Title to 27 feet taken by parallel lines off the entire South side of Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.  
Since May 15, 1948, 8 A.M.

Prepared for: Anchor Federal Savings and Loan Association

Old Age Assistance Search

-2-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved May 1, 1947.

Judgment Search

-3-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Isaac Levy  
or  
Issac Levy  
and  
Grace Levy,  
jointly and  
not individually

from May 15, 1948,  
8 A.M. to date and  
against none other.

433399

-4-

Taxes for the year 1951 on the Real Estate for which this Abstract is prepared are assessed in the name of Issac and Grace Levy and are due and payable on or before the first Mondays in May and November of 1952.

General Tax Duplicate No. 269975, K-L-Mc, Indianapolis, Center Township, Parcel No. 57499.

May Installment \$26.14 Paid.

November Installment \$26.14 Unpaid.

SINCE PAID IN FULL  
ATTEST. UNION TITLE CO.  
BY *E. Edward Blum*  
PRESIDENT

-5-

Taxes for the year 1952 now a lien.

SINCE PAID IN FULL  
ATTEST. UNION TITLE CO.  
BY *E. Edward Blum*  
PRESIDENT



## ZONING

-6-

Zoning Ordinance #114, prepared by City Plan Commission, Council Proceedings, of 1922, page 655, introduced November 6, 1922, passed by the Common Council November 20, 1922, signed by the Mayor December 4, 1922, and effective December 20, 1922.

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940. General Ordinance #104, 1950, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1950, page 981, introduced December 4, 1950, and signed and approved by the Mayor December 19, 1950, effective date December 19, 1950.

General Ordinance #99, 1951, an ordinance amending and supplementing General Ordinance #104, 1950, as amended, Council Proceedings of 1951, page 578, introduced August 6, 1951, and signed and approved by the Mayor, September 5, 1951, effective date September 14, 1951.

Provides for the establishing of a Zoning Plan for the City of Indianapolis to regulate and restrict the height, area, bulk and use of all buildings, to regulate and determine the area of yards, courts, and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines, and for all such purposes to divide the City into the following districts:

Being five Classes of Use Districts termed respectively, Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-4, or First Industrial Districts; and Class U-5, or Second Industrial Districts.

And into four Classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit; and H-4, 180 foot Height limit; and

Seven Classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3 (corner lot) 2000 square feet per family; Class A-4, 1,200 square feet per family; Class A-4 (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

Provides for its administration by the Building Commissioners, and for penalties for violation of its provisions and authorizes the creation of a Board of Zoning Appeals, and that no building or apartment shall be erected or used except in conformity with the regulations prescribed in said Ordinance.

The real estate herein abstracted appears in Use District, Class U-2; Height District, Class H-1; and Area District, Class A-4; all as shown by said Ordinance and on the Zoning Map of the City, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

-7-

July 28, 1952, We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.



433399

# GUARANTEED CERTIFICATE



-8-

STATE OF INDIANA }  
COUNTY OF MARION }<sup>ss:</sup>

The undersigned hereby *certifies, guarantees and warrants* to whoever relies upon this certificate, and *this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.*

**FIRST** That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract of Old Age Certificate in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

**SECOND** That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein above set out.

**THIRD** That according to the current tax duplicates, moratorium duplicates, and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

**FOURTH** That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, August 11, 1952, 7 A.M.

UNION TITLE COMPANY

by... *Albert M. Bunt*  
President

-4-

3CW



# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

433399

## UNITED STATES DISTRICT COURTS OF INDIANA

### SOUTHERN DISTRICT

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### NORTHERN DISTRICT

South Bend Division  
Hammond Division  
Fort Wayne Division

### SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: Anchor Federal Savings and Loan Association

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

Examination made against the parties named below, the search being made and limited according to the names exactly as set forth herein and not otherwise:

This certificate covers all divisions of both Districts of the State down to and including

August 6, 1952, 7 A.M. and

The Indianapolis Division of the Southern District down to and including

August 7, 1952, 7 A.M.

Isaac Levy  
Issac Levy  
Grace Levy

UNION TITLE CO.

BY *Albert M. Burt*  
PRESIDENT

SCW

64-19786A

CAPTION

-1-

Continuation of Abstract of Title to 27 feet taken by parallel lines off the entire South side of Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.  
Since August 11, 1952, 7 A.M.

Prepared For: Issac Levy

Mortgage Record  
2081 page 406  
Inst. #18875  
March 8, 1961  
Recorded  
March 8, 1961

Isaac Levy and  
Grace Levy,  
husband and wife  
to  
Anchor Federal Savings and  
Loan Association

Mortgage

27 feet taken by parallel lines off the entire South side of Lot 44 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a loan evidenced by a promissory note of even date herewith, in the principal sum of \$2500.00 with interest as provided for in said note from date until paid, said principal and interest being payable in payments as provided in said note; all of said payments to be made on or before the first day of each calendar month hereafter until the whole of said principal sum and interest is fully paid in compliance with all the stipulations of said note.

Instrument shows name of person preparing same.

-2-



64-19786A

Old Age Assistance Examination has been made, as to the persons in Search

-3-

title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

Juvenile Court Search

-4-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Uniform Commercial Code Search has been made of the records in the Office of the Recorder of Marion County, Indiana, which

-5-

search discloses no financing statements as required by the Uniform Commercial Code (Chapter 317, 1963 Acts of Indiana General Assembly) with respect to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except "NONE"

Judgment Search

-6-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Isaac Levy  
or  
Issac Levy  
and  
Grace Levy,  
jointly and  
not individually

for the 10 years  
last past and  
against none other

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-7- Taxes for the year 1962 and prior years paid in full.

-8- Taxes for 1963 payable 1964 in name of Isaac and Grace Levy.

Duplicate No. 389000, K-L-Mc, Indianapolis,  
Center Township, Code No. 1-01, Parcel No. 57499.

May Installment \$72.52 Paid.

November Installment \$72.52 Unpaid.

Assessed Valuation:

Land \$270.00    Improvements \$1,350.00    Exemption (None)

-9- Taxes for 1964 now a lien in name of Isaac and  
Grace Levy.



SYNOPSIS OF THE ZONING AND PLANNING REGULATIONS  
OF THE CITY OF INDIANAPOLIS

The original comprehensive Zoning Ordinance adopted for the City of Indianapolis, being General Ordinance No. 114, 1922, as amended, was repealed and reordained, as changed by General Ordinance No. 104, 1950, except Section 22, as amended being the establishment of the City Plan Commission, and except the District Zone Map, as amended, which were adopted, continued and are now in full force and effect.

The purpose of the "Municipal Code of Indianapolis 1951" is to restate and codify, General Ordinance No. 104, 1950, as amended, and now in effect, so as to conform such zoning ordinances to become a part of said code. Said code contains the zoning and planning regulations of the City of Indianapolis, in order to regulate and restrict the height, area, bulk and use of all buildings, to regulate and determine the area of yards, courts, and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines and for all such purposes to divide the City of Indianapolis, into the following districts:

Six classes of Use Districts termed respectively Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-3 (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts.

Four classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit, and H-4, 180 foot Height limit.

Modifications of said height restrictions are provided, depending upon position of building on lot, generally allowing 2 feet additional height in Classes H1 and H2 and 3 feet in H3 and H4 for each 1 foot the higher portion is set back from required yard lines.

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner lot) 2000 square feet per family; Class A-4, 1200 square feet per family; Class A-4, (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

Provided, that in Class AA, A1 and A2 districts one single family dwelling, and in Class A3 district one dwelling for two families may be erected on any lot that was separately owned as of December 20, 1922, or on any numbered lot in a recorded plat or replat that is on record in the office of the County Recorder.

Regulations are construed to determine number of families permitted to occupy residential buildings in area district. No building shall be erected or used for dwelling on lot having area of less than 4800 square feet, unless such lot was separately owned or was a numbered lot of full original size on recorded plat prior to effective date of General Ordinance No. 4-1954.

Computation of Lot Areas.

In computing such area of the lot for the purpose of this section any part of the area of any corner lot in excess of 15,000 square feet, shall be considered an interior lot. In computing the area of a lot for the purpose of this section, if the depth of the lot is more than three times the width of such lot, a depth of only three times such width shall be used.

In computing the area of the lot for the purpose of this section the lot shall be deemed to extend to the center line of any alley adjoining the rear line of such lot, but such center line shall not be deemed to be a lot line.

Restrictions on Reduction of Lot Areas.

The lot or yard area required by this chapter for a particular building shall not be diminished and shall not be included as part of the required lot or yard area of any other building.

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

No dwelling house may be erected, altered or used in which the ground floor area, exclusive of attached garage and open porches, for each family living in such dwelling house, is less than as specified.

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

In Class A-3, A4, A5, or A6 district 720 square feet.

Building line and Yard Restrictions in U1 and U2 districts.

Where front yard lines are established by recorded plat, such lines shall apply as minimum requirements, or lines may be established by average distance of existing houses.

Where no such lines are established, from set-back line shall be equal to  $\frac{1}{3}$  of the average depth of the lot up to 50 feet, with minimum of 20 feet.

At least 20 per cent of average width of lot shall be devoted to side yards, up to total of 16 feet, minimum side yard 4 feet.

In case of apartment house, or in case of any building more than  $2\frac{1}{2}$  stories high, such least dimension shall be not less than  $\frac{1}{6}$  of height of building.

At least 15 per cent of average depth of lot shall be devoted to rear yard, up to 30 feet, (computed to center of alley.) For building other than dwelling house, least dimension of rear yard shall be not less than  $\frac{1}{2}$  of height of building. Accessory building not more than 15 feet high may occupy up to 40 per cent of rear yard area. In case of two or more family dwelling, accessory building shall be at least 25 feet from main building on interior lot or 15 feet on corner lot.

Every building used for dwelling purposes shall have front yard directly abutting on public street, with building lines, yards, and areas conforming to requirements.

Garages. Private garage shall not provide storage space for more than one motor vehicle for each 2000 square feet of lot area in U1 district, or 500 square feet in U2 district.



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Non-Conforming Uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance by not conforming thereto, shall be deemed to be a non-conforming use, which shall be permitted to continue, but which shall not be extended. In case of abandonment or destruction such non-conforming use shall not be renewed.

The City plan commission is hereby constituted and continued, without any lapse, (as so provided by Section 22 of General Ordinance No. 114, 1922, which section was reordained by the same section of General Ordinance No. 104, 1950, herein restated and reordained as amended), as the board of zoning appeals of this city with all powers conferred thereon pursuant to law and by this chapter. Such commission and board, in addition to the continuance of any existing rules and regulations adopted by either thereof, may from time to time amend, change and supplement the same, as needed to administer all statutes and this chapter, or any later ordinances, relating to their respective powers and duties.

The common council may from time to time, on petition, after public notice and hearing, amend, supplement, or change the districts and regulations herein established.

This certificate is a synopsis only of the general provisions. For specific details, reference should be had to the complete text of the ordinance.

The real estate herein abstracted appears in Use District, Class **U-2** ; Height District, Class **H-1** ; and Area District, Class **A-4** ; all so shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-A0-4

64-19786A

ORDINANCE

BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

That Sub-Sections (e), (f), and (g) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read respectively:

(e) Class A4 District. In a class A4 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1700 square feet of the area of the lot.

(f) Class A5 District. In a class A5 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1100 square feet of the area of the lot.

(g) Class A6 District. In a class A6 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 800 square feet of the area of the lot.

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith  
AUDITOR OF MARION COUNTY, INDIANA.



METROPOLITAN PLAN COMMISSION  
DOCKET NO. 61-A0-2

64-19786A

O R D I N A N C E

BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended be amended as follows:

That Sub-Section (j) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read as follows:

(j) Restrictions of Floor Areas in Dwelling Houses,  
In a Class AA District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 1,500 square feet for each family, or 1,000 square feet for each family if additional floor area of at least 500 square feet per family is provided on any floor or floors.

In a class A1 or A2 District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 900 square feet for each family, or 660 square feet for each family if additional floor area of at least 240 square feet per family is provided on any floor or floors.

In a Class A3, A4, A5, or A6 District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 720 square feet for each family, or 600 square feet for each family if additional floor area of at least 120 square feet per family is provided on any floor or floors.

For purposes of this section, "minimum main floor area" shall be the area of that floor or floors (excluding basement or underground floor area) nearest to the level of the finished lot grade measured within the outer face of exterior walls and under the roof of a dwelling house.

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For purposes of this section, "Additional Floor area" shall include basement or other floor area (exclusive of garage area, carports and open porches, and excepting "minimum main floor area") measured within the outer face of exterior walls and under the roof of a dwelling house; provided, however, that:

- (1) At Least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and
- (2) Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area".

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

ATTEST: Clem Smith By: Mary N. Darko, Deputy  
AUDITOR OF MARION COUNTY, INDIANA



-11- RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING  
RECOMMENDATIONS TO THE MARION COUNTY COUNCIL

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinance now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing Master Plans now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

And to the end that adequate light, air, convenience of access and safety from fire, flood, and other danger may be secured, that congestion in the public streets may be lessened or avoided, that property values may be preserved, and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted, be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that it recommends to The Marion County Council the adoption by it without amendment of all existing zoning and Subdivision control ordinances now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

And be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in case any lands within Marion County, Indiana, are not zoned by existing Zoning Ordinances, The Metropolitan Plan Commission of Marion County, Indiana, recommends that the resolution to be adopted by the Marion County Council pursuant to Section 5 of Chapter 184 of the Acts of 1957, set forth the following residential or agricultural zoning classifications for such unzoned land.

If such lands lie inside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned R-3 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, and

If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance,

said existing Marion County Master Plan Permanent Zoning Ordinance being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

NOTE: Above resolution passed by The Metropolitan Plan Commission of Marion County, at its regular meeting, held March 27, 1957, and certified to the Marion County Council by the Secretary of the Metropolitan Plan Commission and adopted by said Marion County Council as Ordinance #8, 1957.

Effective March 28, 1957.

Copy of above resolution recorded April 1, 1957 in Town Lot Record 1657, page 486.

-12- August 14, 1964. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the Real Estate described in the caption hereof.



EXCERPTS OF THE "AIRPORT DISTRICT ORDINANCE", ADOPTED BY THE MARION COUNTY COUNCIL, SEPTEMBER 4, 1963.

BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by The Marion County Council on March 28, 1957, and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof be amended by the addition of the following provisions:

SECTION 1.01 AIRPORT DISTRICT

An AIRPORT DISTRICT, a secondary zoning district, is hereby established for Marion County, Indiana. The AIRPORT DISTRICT shall consist of two parts, the "Airport Approach Area" and the "Airport Circling Area" as each is defined in this ordinance and indicated on the Airport District Map for each public airport (which Map dated November 7, 1962 is a part of this ordinance and incorporated herein by reference).

All land so defined and indicated is hereby zoned and classified as the AIRPORT DISTRICT.

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

The following regulations shall apply to land within the Airport District. These regulations shall be in addition to all other primary or secondary zoning district regulations applicable to said land, and in case of conflict, the more restrictive regulations shall control.

1. USE

Within that part of the Airport Approach Area of the Airport District within a horizontal radius of 10,000 feet from the airport reference point, as defined in this ordinance, no building, structure or premises shall be erected, relocated or converted for use as a school, church, child caring institution, hospital, stadium, public auditorium, theater, public assembly hall, public swimming pool, picnic grounds, carnival, amusement park, penal institution or sports arena.

2. HEIGHT

a. Within the Airport Circling Area and the Airport Approach Area, of the Airport District, no projection of any building, structure, or plant growth hereafter constructed, located or grown, or of any existing building, structure, or plant growth hereafter reconstructed, relocated or enlarged shall penetrate above the approach surfaces, the runway surfaces, the transitional surfaces, the horizontal surface, or the conical surface, whichever is more restrictive.

b. Provided, however, projections may extend to a maximum height of 50 feet above the established airport elevation.

3. PERFORMANCE STANDARDS

The following performance standards shall apply within the Airport Circling Area and the Airport Approach Area, of the Airport District, except that part of the Airport Area whose horizontal distance from the airport reference point is greater than the radius of the Airport Circling Area:

Interference with Communication

No use shall create interference with any form of communication whose primary purpose is for air navigation.

Smoke, Dust and Particulate matter

(1) No use shall create or emit smoke of a density equal to or greater than No. 2 according to the Ringelmann Scale, as now published and used by the United States Bureau of Mines.

(2) No use shall cause dust, dirt or fly-ash of any kind to escape beyond the lot lines in a manner detrimental to or endangering the visibility of air crews using the airport in landing, taking off, or maneuvering of aircraft.

NOTE: COPIES OF MAP ABOVE REFERRED TO BEING A DISTRICT MAP FOR INDIANAPOLIS (WEIR COOK) MUNICIPAL AIRPORT ARE ON FILE IN THE OFFICE OF THE METROPOLITAN PLANNING DEPARTMENT: ALSO A COPY FILED OCTOBER 7, 1963, AS INSTRUMENT #59018, IN THE MARION COUNTY RECORDER'S OFFICE.



# GUARANTEED CERTIFICATE

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STATE OF INDIANA }  
 COUNTY OF MARION } ss:

The undersigned hereby certifies, guarantees and warrants to whoever relies upon this certificate, and this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.

**FIRST** That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract of Old Age Certificate in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

**SECOND** That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Juvenile, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein set out.

**THIRD** That according to the current tax duplicates and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes, ditch assessments nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

**FOURTH** That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 14 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 12 both inclusive.

Dated at Indianapolis, Indiana, August 26, 1964, 8 A.M.

UNION TITLE COMPANY

by P. Edward Blum  
 President

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