

65 58333

*C No 7-20*

# WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 22

This Indenture Witnesseth, That THE KING SOLOMON BAPTIST CHURCH BY ITS TRUSTEES CHARLES HARRIS, MARVIN B. EDMONDS AND EARLY REID (ADULT MALES) AND THE UNITED ORTHODOX HEBREW CONGREGATION BY ITS REPRESENTATIVE RABBI SOLOMON SILBERBERG AND ATTESTED TO BY ITS VICE PRESIDENT PHILIP KRAFT

of MARION County, in the State of INDIANA Convey and Warrant to

the STATE OF INDIANA for and in consideration of

THIRTY THOUSAND AND 00/100 (\*30,000 00) Dollars,

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

LOT 6 IN MARGARET MCCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118 IN THE CITY OF INDIANAPOLIS, INDIANA AS RECORDED IN PLAT BOOK 1 AT PAGE 253 IN THE RECORDERS OFFICE OF MARION COUNTY, INDIANA.



RECEIVED FOR RECORD  
1965 NOV -5 PM 2:10  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION

NOV 5 - 1965

*John T. Sutton*  
COUNTY AUDITOR

Paid by Warrant No. *17067346*

Dated *10-11-65* 19

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

have hereunto set their hands and seal, this 17<sup>th</sup> day of AUGUST 1965

THE UNITED ORTHODOX HEBREW CONGREGATION (Seal) KING SOLOMON BAPTIST CHURCH (Seal)

BY *Rabbi Solomon Silberberg* (Seal) BY *Early Reid* (TRUSTEE) (Seal)

RABBI SOLOMON SILBERBERG (Seal) EARLY REID (TRUSTEE) (Seal)

ATTEST *Philip Kraft* (Seal) BY *Marvin B. Edmonds* (TRUSTEE) (Seal)

PHILIP KRAFT (Seal) MARVIN B. EDMONDS (ADULT MALE) (Seal)

CHARLES HARRIS (Seal)

This Instrument Prepared by *D. W. King*

DEC 15

65 58333

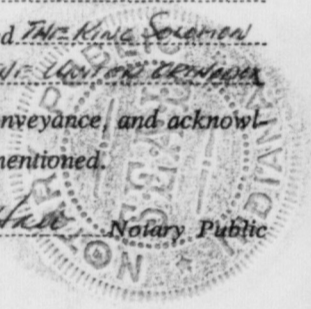
*9-20-65*

*Handwritten notes and signatures in bottom right corner*

STATE OF INDIANA, \_\_\_\_\_ County, ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_  
 day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named \_\_\_\_\_  
 \_\_\_\_\_ Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
 edged the same to be \_\_\_\_\_ 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 \_\_\_\_\_ Notary Public

STATE OF INDIANA, \_\_\_\_\_ County, ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_  
 day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named \_\_\_\_\_  
 \_\_\_\_\_ Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
 edged the same to be \_\_\_\_\_ 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 \_\_\_\_\_ Notary Public

STATE OF INDIANA, MARION County, ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, this 17<sup>th</sup>  
 day of AUGUST, A. D. 1965; personally appeared the within named THE KING SOLOMON  
BAPTIST CHURCH BY ITS TRUSTEES MARVIN B. FOMENOS AND EARLY REID AND THE LIGHT OF BROTHERS  
HEBREW CONGREGATION BY ITS REPRESENTATIVE RABBI SOLOMON SILBERBERG  
 Grantor S in the above conveyance, and acknowl-  
 edged 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 JANUARY 1969 Chadwick G. Hall Notary Public



65 58333

**WARRANTY DEED**

FROM \_\_\_\_\_  
 TO \_\_\_\_\_  
 STATE OF INDIANA

Received for record this 17<sup>th</sup> day of AUGUST 1965 at MARION Indiana

Recorded in Book No. 65-58333 page 1  
 Recorder John T. Williams COUNTY AUDITOR, County \_\_\_\_\_

Duly entered for taxation this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Auditor's fee \$ \_\_\_\_\_ Auditor \_\_\_\_\_ County \_\_\_\_\_

State Highway (51)  
 Division of Land Acquisition  
 Indiana State Highway Commission

R E S O L U T I O N (22) ✓

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant Dated 8-17-55 ✓  
executed by the STATE OF INDIANA and King Solomon Baptist Church ✓  
& brick church & frame house ✓

including trees, shrubs and fence, if any, on Road # 1-70 ✓  
located within the limits of the proposed improvements to be made on  
said highway. The parcel of real estate is situated in Madison  
County, Indiana, and more particularly described as follows:

**Lot 6 in outlet 119 in Margaret McCarty's subdivision of out  
lot 119 and W. part of outlet 118 of donation lands of  
City of Indianapolis** ✓

WHEREAS, the parcel of real estate heretofore described was so procured  
by the Indiana State Highway Commission for construction of Road 1-70 ✓  
through the County, and

WHEREAS, the above mentioned buildings and improvements located on right  
of way of said proposed construction project designated as 1-70 (52) ✓  
and

WHEREAS, it is necessary, in order to properly construct and improve said  
highway, to sell buildings and other improvements and to cause their re-  
moval from the strip of right of way as above described and by law provided.

BE IT RESOLVED, therefore, by the Indiana State Highway Commission of Indiana, that said building so described be advertised, sold and caused to be removed from right of way of said highway project within a definite time to be fixed in the notice and terms of sale thereof, all as by law provided,

and,

BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 1<sup>st</sup> day of October, 1965.

Offices of the Indiana State Highway Commission of Indiana.

This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, Roy Whitton, Secretary of the Indiana State Highway Commission of Indiana, hereto place my hand and seal of said Commission on this 1<sup>st</sup> day of October, 1965.

Roy P. Whitton  
Secretary



SEAL:

A.D. 1965

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

October 15, 1965 19

To The King Solomon Baptist Church &  
The United Orthodox Hebrew Congregation  
1023 South Meridian St.  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A.067345 10-11-65 19  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated August 17, 1965  Parcel 22	27000.00

PLEASE RECEIPT AND RETURN

Received Payment: *The King Solomon M.B. Church*  
*Sy. Mary Louise Evans Secy.*  
Date: *10/23/65*  
*United Orthodox Hebrew Cong*  
*By R.P. [Signature] Pres.*

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

✓  
m  
V

October 15, 1965 19

To The King Solomon Baptist Church  
1058 West 31st St.  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 067346 10-11-65 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 Ia Project 70-3 Section (52) as per Grant dated August 17, 1965  Parcel 22 escrow	3000.00

PLEASE RECEIPT AND RETURN

Received Payment: *Caroly Reed*

Date: *1-26-66*

*Picked up by Reed on 1-26-66*

CONTROL

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3 (52)  
Parcel No. 22  
Road I-70  
County MARION  
Owner UNITED HEBREW CONGREGATION  
Address 1023 S. MERIDIAN ST  
Address of Appraised Property:  
SAME

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. Market + Cost
4. Necessary photos are enclosed. Yes
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. See Addendum
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 8-4-65 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. True
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. See Addendum

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 6-10-65 CHURCH  
6-16-65 RESIDENCE :  
(Date)

(a) The fair market value of the entire property before the taking is: \$ 30,000

(b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ -0-

The total value of taking is: (a minus b) TOTAL \$ 30,000

(1) Land and/or improvements	\$	<u>30,000</u>
(2) Damages	\$	<u>-0-</u>
(3) Other damages and/or temp. R.O.W.	\$	<u>-0-</u>
(4) Estimated Total Compensation	\$	<u>30,000</u>

APPROVED BY:

Approved	Date	Signed
<u>Acting</u> Rev. Appr.	<u>8-6-65</u>	<u>Robert C. Bommer</u>
<u>N65</u> Asst. or Chief Appr.	<u>8/6/65</u>	<u>J. E. Green</u>

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

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

BUYERS REPORT

PROJECT I 70-3 (52) PARCEL # 22  
LIMITED ORTHODOX  
OWNER HEBREW CONGREGATION PHONE # \_\_\_\_\_  
BY ITS OFFICIAL REPRESENTATIVES  
(Other interested parties and relationship)

ADDRESS OF OWNER 1023 S. MERIDIAN AND 1022-24 S. CHARLES ST

DATE ASSIGNED \_\_\_\_\_

DATE OF CONTACT \_\_\_\_\_

TIME OF CONTACT \_\_\_\_\_

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ \_\_\_\_\_

DETAIL CONTACT\* VOUCHERS AND DEED NOW PROPERLY SIGNED BY  
ALL OFFICIALS.

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

SIGNED Chadwick J Hall  
9-17-65

\* 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.



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # \_\_\_\_\_

PROJECT # I 70-3 (52) PARCEL # 22 COUNTY MARION

NAME & ADDRESS OF OWNER THE KING SOLOMON BAPTIST CHURCH AND

THE UNITED ORTHODOX ABERN CONGREGATION PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED MR EARLY REID AND MR MARVIN EDMONDS TRUSTEES

AND RABBI SOLOMON SILBERBERG (REPRESENTATIVES) PHONE # \_\_\_\_\_

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 8-9-65 DATE OF CONTACT 8-17-65

OFFER \$ 30000<sup>00</sup> TIME OF CONTACT 2:30 PM

YES NO N/A (Circle N/A if all questions are not applicable)

1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
3. ( ) ( ) ( ) Any mortgage? (Is it VA\_\_\_\_, FHA\_\_\_\_, FNMA\_\_\_\_, Fed.Ld. Bk.\_\_\_\_, Conv'l.\_\_\_\_?)
4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) No)
5. ( ) ( ) ( ) Filled out RAAP Form?
6. ( ) ( ) ( ) Walked over property with owner ( or who? \_\_\_\_\_ )
7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: MET WITH THE ABOVE - THEY SIGNED WARRANTY DEED-

2 VOUCHERS TOTALLING \$30000 ONE TO BOTH CHURCHS AND

ONE TO THE BAPTIST CHURCH - AND AN AGREEMENT FOR POSSESSION -

RABBI SILBERBERG WILL MAIL IN \$33<sup>00</sup> FOR DEED STAMPS

TAX FREE EXEMPT FILED FOR THIS YEAR FROM BOTH CHURCHS

RECEIVED CHECK PAYABLE TO ME FOR 33<sup>00</sup>

FROM MRS SILBERBERG 8-19-65 (Hall)

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned

( ) Other, awaiting what? \_\_\_\_\_

Distribution Made

- (1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify:

ME 3-6630

Chadwick A Hall  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # \_\_\_\_\_

PROJECT # I 70-3 (52) PARCEL # 22 COUNTY MARION

NAME & ADDRESS OF OWNER UNITED HEBREW (ORTHODOX) CONGREGATION (FREE OWNER)

KING SOLOMON BAPTIST CHURCH (CONTRACT) PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED RABBI SILBERBERG FOR UNITED AND MR. <sup>FOR BAPTIST</sup> KERO TRUSTEE

SUB PROP AT 1023 SOUTH MERIDIAN PHONE # \_\_\_\_\_

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 8-9-65 DATE OF CONTACT 8-13-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

YES NO N/A (Circle N/A if all questions are not applicable)

- 1.  ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2.  ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3.  ( ) ( ) Any mortgage? (Is it VA \_\_\_\_\_, FHA \_\_\_\_\_, FNMA \_\_\_\_\_, Fed. Ld. Bk. \_\_\_\_\_, Conv'l. \_\_\_\_\_?)
- 4.  ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, (X) No)
- 5.  (X) (X) Filled out RAAP Form?
- 6. ( ) (X) ( ) Walked over property with owner ( or who? \_\_\_\_\_ )
- 7.  ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
- 8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
- 9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: MET WITH THE ABOVE - DISCUSSED ALL PHASES

OTHERS MEETING HERE WERE MARVIN BELL EDMONDS ASST MINISTER TRUSTEE AND MR MCKENZIE FROM THE CHURCH.

#3 NOTE CONTRACT (IN FORCE)

THERE ARE 2 TENANTS IN THE HOUSE IN REAR. THEIR NAMES WILL BE FURNISHED.

PROP TAX EXEMPT (CHARITABLE - RAJGENNS)

MADE OFFER - APPEARS OK. - GAVE RABBI SILBERBERG CHURCH RESOLUTION AND CORPORATE RESOLUTION TO FILL OUT ~~AND~~ SINCE HEBREW CHURCH IS CORP. GAVE KING SOLOMON CHURCH - A CHURCH RESOLUTION - WE MEET AGAIN TUES 17<sup>th</sup> AT

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned 1105  
( ) Other, awaiting what? \_\_\_\_\_

Distribution Made

- (1) Parcel (1) Weekly Summary
- ( ) Owner ( ) Other, Specify:

Chadwick Hall  
(Signature)

No. 668785

**ABSTRACT OF TITLE**  
TO

-1-

Lot 6 in Out Lot 119 in Margaret McCarty's  
Subdivision of Out Lot 119 and the West part  
of Out Lot 118 of the Donation Lands of the  
City of Indianapolis, as per plat thereof,  
recorded in Plat Book 1, pages 253 and 254,  
in the Office of the Recorder of Marion  
County, Indiana.

Prepared for B. E. SAGALOWSKI

OFFICERS  
VERN E. BUNDRIDGE  
PRESIDENT  
HIRAM E. STONECIPHER  
VICE-PRES. AND SEC.  
C. EDWARD BLUM  
VICE-PRESIDENT  
ROBERT W. STOCKWELL  
VICE-PRESIDENT  
GEORGE W. THOMPSON  
VICE-PRES. AND TREAS.

BY  
**UNION TITLE COMPANY**  
INCORPORATED  
ABSTRACTS OF TITLE, TITLE INSURANCE, ESCROWS  
155 EAST MARKET STREET — MELROSE 2-2361  
**Indianapolis, Indiana**

BOARD OF DIRECTORS  
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ERWIN L. BOHN  
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FRANK P. HUSE  
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CARL C. KOEPPER  
JOHN K. PARRY  
GEORGE SADLIER  
HIRAM E. STONECIPHER  
GEORGE W. THOMPSON

**HISTORICAL NOTES.** The title to all real estate in Marion County, Indiana, is derived from the United States. An epitome of the fee title to these lands, prior to the local records of the county, is as follows: Spain, France and Great Britain asserted sovereignty over the territory, now forming the State of Indiana; Spain, by virtue of the discovery of America, by Columbus, the discoveries by Ponce de Leon, in 1512, and Hernando de Soto between 1538 and 1542; France, by virtue of the explorations of Verrazzani in 1524, Carter and LaSalle; and Great Britain, by virtue of the explorations by the Cabots, in 1497, acquisition from the Indian Confederacy, and actual occupancy. Despite the claims based on priority of discovery, exploration and occupancy, the title vested in the nation strongest in military power. By the terms of the Treaty of Paris, February 18, 1763, between said countries, Great Britain was ceded all lands in the State of Indiana. The title of Great Britain to said territory passed to the United States by the Treaty of September 3, 1783, ratified by Congress, January 14, 1784. Virginia, Connecticut, New York and Massachusetts were claimants of the vacant lands north and west of the River Ohio. Whatever rights existed were compromised, and deeds of cession were made to the United States. The conveyance by Virginia, the only state recognized to have a valid claim on lands in Marion County, was accepted by Congress March 1, 1784.

(OVER)

INDIAN TITLES. The original possessory title to said lands was held by the Indians. The title was extinguished by Miami and Chickasaw were the only tribes recognized as having substantial rights, and their claims were extinguished by sessions dated October 3, 2 and 6, 1818, and July 30, 1819.—7 U. S. Statutes at Large, pp. 186, 188, 189, and 200.

TERRITORIAL GOVERNMENT. The maintenance of a Government in the Territory of the United States Northwest of the River Ohio, was provided for by a series of Resolutions of April 23, 1784. By authority of an Ordinance of Congress, July 13, 1787, Indiana Territory was organized May 7, 1800.

STATE GOVERNMENT. A Memorial praying for authority to form a State Government, was adopted by the Legislature of said Territory, December 14, 1815, and laid before Congress, December 28, 1816. An Enabling Act was approved by Congress, April 19, 1816. 3 U. S. Statutes at Large, p. 289. Elections were held May 13, 1816, for delegates to the Constitutional Convention. The convention met June 10, and on June 29, 1816, approved the Constitution. R. S. 1824, p. 33. The State Government superseded Territorial Government, November 7, 1816, and Indiana was formally admitted into the Union by a joint Resolution of Congress, approved December 11, 1816. 3 U. S. Statutes at Large, p. 399.

ORGANIZATION OF COUNTY. Marion County lands were included within the boundaries of Delaware County, organized January 20, 1820, Acts 1820, p. 95. Marion County was organized December 31, 1821, Acts 1821-2, p. 135. The boundary lines of Marion County were corrected and established January 7, 1824, Acts 1824, p. 62.

CITY OF INDIANAPOLIS. By act of Congress, approved April 19, 1816, heretofore mentioned, four sections of land were granted to the State, "for the purpose of fixing their seat of Government thereon," which grant was accepted by the Territorial Convention, by Ordinance of June 29, 1816, R. S. 1824, p. 33. By act of Congress, approved March 3, 1819, it was provided that instead of 4 sections, "any contiguous quarter sections, fractions, or parts of sections, not to exceed in the whole the quantity contained in 4 entire sections," were to be selected under the direction of the Legislature. 3 U. S. Statutes at Large, p. 616. By act, approved January 11, 1820, Commissioners were appointed by the General Assembly to select and locate a seat for the permanent seat of Government of the State of Indiana. Acts 1819, p. 18. Commissioners reported, June 7, 1820, selection of sections 1 and 12 east and west fractional sections, numbered 2, east fractional section numbered 11, and so much of the east part of west fractional section numbered 3, to be set off by a North and South line as will complete 4 entire sections, or 2,660 acres in Township 16 North, Range 3 East of the Second Principal Meridian. House Journal 1820-1821, p. 25. According to the returns of the United States Surveyors, section 1 contains 668.20, section 2, 611.63, section 11, 640 acres, and section 12, on the east side of White River, 448.20 acres, leaving 202.07 acres to be taken out of section 3. The act approved January 6, 1821, approved the selection of the above described land, provided for the appointment of three Commissioners, to lay out a town on such part of the land selected, as they deemed most proper, provided for the sale of lots, the appointment of agents and authorized the execution of certificates and deeds by said agents. Said act further provided, "that said town shall be called, and known by the name of Indianapolis." Acts 1820, p. 44. The original survey of the town, as made in the year 1821, included within North, South, East and West streets, embracing squares 1 to 101 inc., which were all divided into lots. By Act approved November 28, 1821, the acts and proceedings of the commissioners were legalized. Acts 1821-2, p. 18. By Act, approved January 3, 1822, it was provided that the agent lay off in lots from 5 to 20 acres, the fraction of land lying west of the west fork of White River, opposite Indianapolis, and which is within the Donation. Said Agent was authorized to sell any part of the unappropriated Donation, not exceeding 2 acres, to any person or persons, for the purpose of making bricks for the improvement of the town. Acts 1821-2, p. 129. A square tract of 2 acres was platted and sold as a brick yard and designated "H." on the map. By act, approved January 20, 1824, Indianapolis was adopted and established as the permanent seat of Government upon, from, and after the 2nd Monday in January, 1825. Acts 1824, p. 10. The Act, approved January 31, 1824, authorized the Agent to lay out on the North and South sides of the town plat, 20 out-lots of the same size as the squares in said town plat, and to offer said out-lots for sale. Acts 1824, p. 88. By the Act, approved February 12, 1825, the Agent was required to lay off one more tier of out-lots on the North and South sides of the said town, of the same size and dimensions of the 20 out-lots provided for in the foregoing Act. Acts 1825, p. 3. An Act, approved January 26, 1827, authorized the Agent to sell a quantity of ground not exceeding 7 acres, on White River and adjoining thereto, either above, or below the Ferry, on said river, to be by said Agent laid off and surveyed, in such form and manner as in his opinion will best answer the purpose designed; which piece of land shall be sold for the purpose of affording a site for the erection of a steam mill, etc. Acts 1827, p. 3. This tract is designated "Steam Mill" on the map. By an Act, approved January 26, 1827, all the alleys passing through squares 1 to 20 inc., 80, 84, 85 and 90 to 101 inc., were vacated and the Agent was granted authority to divide squares 80, 84 and 85. Acts 1827, p. 6. Within the surveys, including that necessitated by the Act of 1827, the streets are 90 feet wide, except Washington, which is 120 feet, and Circle, which is 80. The alleys are 30 and 15 feet wide, each of the regular squares are 420 feet, including the alleys, and contain 4-100 acres. The lots in the regular squares are 67 feet 6 inches in front, and 195 feet in depth where they abut on 30-foot alleys; where they abut on 15-foot alleys, they are 65 feet in front and 202 feet and 8 inches in depth. By Act, approved February 9, 1831, the Agent was required to cause the lands around the Town of Indianapolis, belonging to the State, to be accurately surveyed and divided into lots, according to the plan designated on the plat presented by the said Agent, and cause the corners and boundaries thereof to be distinctly marked and numbered. Acts 1830-1, p. 82. A "Map of Indianapolis and its Environs" as originally drawn by B. F. Morris, surveyor, was filed by H. Sharpe, Agent, July 6, 1831, in the Recorder's office of Marion County. A verified copy of the same is now of record in said office.

In the Survey of the Remaining part of the Donation, authorized by the law of 1831, the lines of the original survey of the town are assumed as having been run according to the true Meridian, and the lines on the east side of White River are run with the same bearing upon the assumption the variation of the needle indicated at this time, by the instrument used is 3 degrees, 25 minutes, east. The lines on the west side of the River are run at a variation of 5 degrees, 30 minutes, as corresponding more exactly with the congressional surveys. Washington street is continued west to the River and east with the National Road, to the boundary of the Donation, 120 feet wide. The National Road, after leaving Washington street, is 80 feet wide. The Michigan Road is 100 feet. The continuation of Kentucky, Massachusetts, Virginia, New Jersey, north, and Delaware, Pennsylvania, Meridian and Illinois streets, south, are respectively 80 feet wide; the Fort Wayne, Madison and Bluff Roads are severally 80 feet wide. The continuation of Market and New York streets, east, North street, west, and the Lafayette Road are severally 60 feet wide. Water street is 99 feet wide, between the River and lots 135, 136, 139, and the South end of 145; at the North end of 145 it is 118 feet wide. The Act of February 2, 1841, appointed the State Librarian ex officio Agent of State, and made such officer custodian of all books and papers of every description, relating to the affairs of the Town of Indianapolis. Acts 1841, p. 114. By Act of January 16, 1844, all books, papers and maps were placed in the custody of the Auditor of State and said act further provided: "All final or partial payments of lots in Indianapolis shall hereafter be made to the State Treasurer, upon the statement of the Auditor and the final certificate of the Auditor of State shall authorize the Secretary of State to issue a patent therefor." Acts 1844, p. 103.

SCHOOL LANDS. By the proposition on the part of the United States, offered in the Enabling Act, approved April 19, 1816, which when accepted, as heretofore noted, became obligatory, every section numbered 16, in every township, in Marion County, was granted to the inhabitants of such township, for the use of Schools. 3 U. S. Statutes at Large, p. 290. R. S. 1824, p. 33. By Acts, approved January 31, 1831, the Congressional Townships were constituted bodies corporate. By the Act of 1924, the lands were vested in such corporation. By an Act of Congress, approved May 24, 1828, the Legislature of the State of Indiana was authorized to sell and convey in fee simple, after complying with certain provisions, all or any part of the lands heretofore reserved and appropriated by Congress for the use of the schools within said state. 4 U. S. Statutes at Large, p. 298. Provisions for the sale of such lands, and authority for certain officers to execute deeds were provided, by the Acts of 1829, 1831, 1843, 1852 and 1866. R. S. 1824, p. 379; Acts 1829, p. 120; R. S. 1831, p. 463; R. S. 1843; Article 13, R. S. 1852, p. 450; Acts 1866, p. 16.

## INDIANA STATE HIGHWAY COMMISSION

INDIANAPOLIS, INDIANA 46209  
INTER-DEPARTMENT COMMUNICATION

March 11, 1965

MEMORANDUM TO: John W. Brossart,  
Chief Abstractor, Div. of Land AcquisitionFROM: Mrs. Harriette B. Conn,  
Staff AbstractorRE: I-70-3 (52), Parcel Numbers 15 and 22 and the problem of  
10-foot vacated on east side of Meridian Street  
(Advance Acquisition)

Plats enclosed with these abstracts differ and variously show length of lots on South Meridian Street (originally Bluff Road) between Ray and Morris Streets as 174.6 feet or 184.6 feet, the first being as platted in Plat Book 1, page 253, with a ten-foot strip dedicated to widen the street, and the other indicating that such ten-foot strip was vacated.

The City Engineers' Plat Book 5, page 233, also indicates such ten-foot vacation, but fails to note the record of effective action, and the City Engineers' card file on actions of the Board of Public Works fails to reveal any information thereon, so it was thought that such vacation was probably by action of the common council before 1888.

The County Surveyor's maps, currently and as early as 1906, show no variation in the width of Meridian Street north and south of Ray Street, as would be the case if there had been no vacation of such ten-foot strip, thus supporting the probability of early vacation.

Inasmuch as previous research on Union Street, the next street east of Meridian, between Ray and Morris discovered vacations of five feet on each side in the minutes of the common council, circa 1870, it is likely that similar action was taken on petition of South Meridian Street residents at approximately the same time.

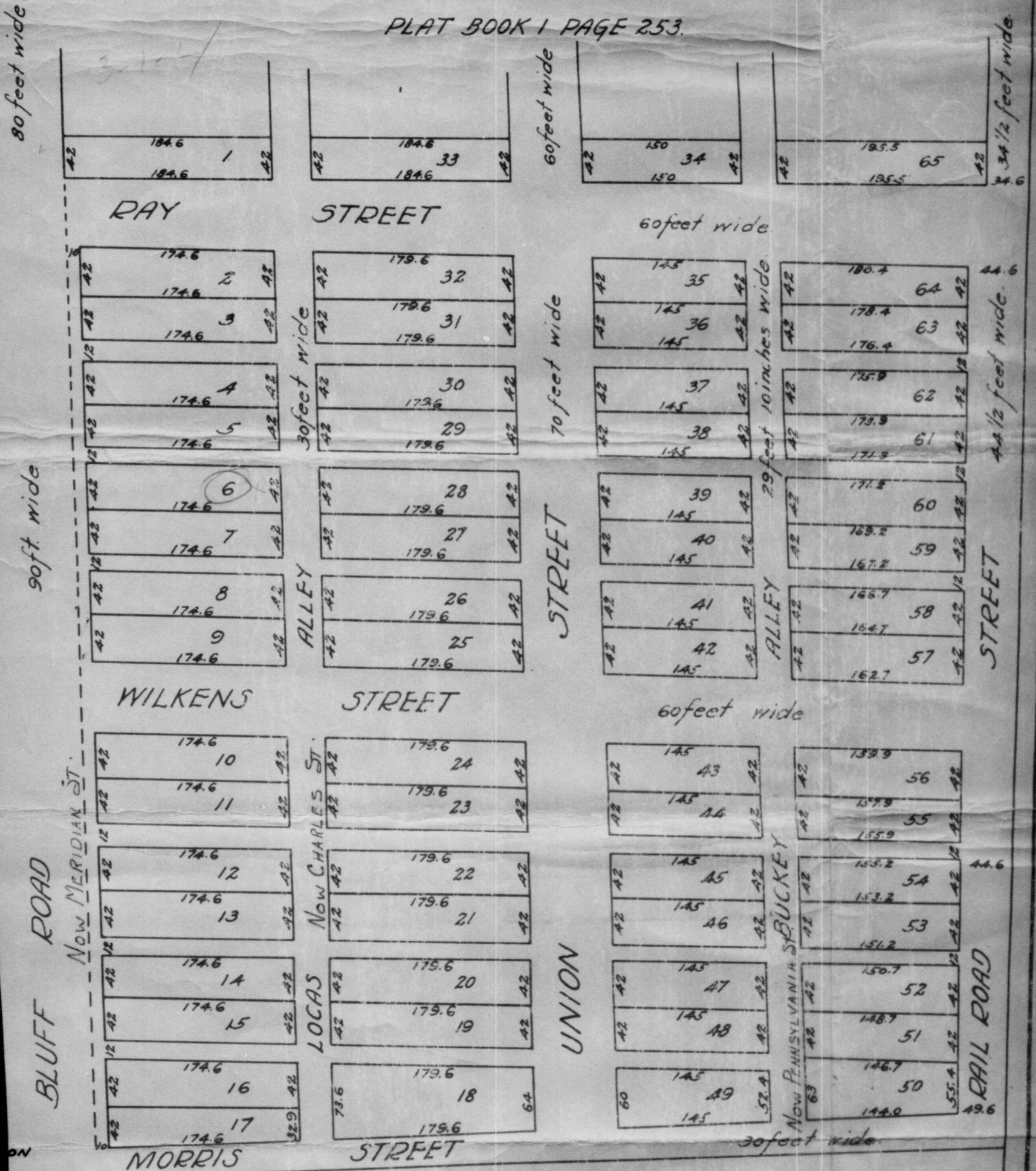
Respectfully submitted,

*Harriette B. Conn*  
Harriette B. Conn,  
Staff Abstractor

cc: Mr. Gene Zwisler  
file

# MARGARET McCARTY'S SUBDIVISION OUT LOT 119 AND WEST PART OUT LOT 118.

PLAT BOOK 1 PAGE 253.



Note:-  
A strip of ground 10 feet wide is given off the west side of Out Lot 119 to widen the Bluff Road as exhibited by the dotted line on the plat.

MADISON AND INDIANAPOLIS RAILROAD.

668785

Land Record  
E page 395  
May 9, 1835  
Recorded  
May 25, 1835

Ebenezer Sharpe, Agent  
of the State of Indiana,  
for the Town of Indianapolis,  
for and in behalf of the  
said State of Indiana

Deed

-2-

to  
James E. McClure, his  
heirs and assigns

Out Lot 118 containing 13.18 acres. Also Lot  
119 containing 11.18 acres, and other real estate.

Deed recites:

WITNESSETH: That the said Agent for and in  
behalf of the State of Indiana, in pursuance of the  
provisions of the law of Indiana, entitled and Act  
appointing Commissioners to lay off a Town on the  
site selected for the permanent seat of Government  
approved Jany. 6, 1821.

Land Record  
G page 450  
Jan. 27, 1836  
Recorded  
Aug. 31, 1836

John E. McClure and  
Martha H. McClure,  
his wife

Warranty Deed

-3-

to  
Nicholas McCarty and  
Calvin Fletcher, their  
heirs and assigns

- Lot 118 containing 13.08 acres, also - Lot  
119 containing 11.18 acres.  
(And other real estate.)

Land Record  
N page 210  
Feb. 15, 1842  
Recorded  
Feb. 18, 1842

Nicholas McCarty and  
Margaret McCarty, wife of  
the said Nicholas McCarty

Warranty Deed

-4-

to  
John Siter, his  
heirs and assigns

All the right, title and interest being the  
undivided half of the said party of the first part  
of, in and to the certain other tracts, Lots, in  
said Town of Indianapolis, known and described as  
follows:

- Lot 118 containing 13.08 acres, - Lot 119,  
containing 11.18 acres.

668785

Land Record  
Q page 279  
May 14, 1846  
Recorded  
May 27, 1846

Calvin Fletcher and  
Sarah H. Fletcher,  
wife of said  
Calvin Fletcher  
to  
John Siter, his  
heirs and assigns

Quit Claim Deed

-5-

All our title, interest and estate, legal and equitable in the following premises with the appurtenances situate in Marion County, in the State of Indiana, described as follows, towit:  
- Lot 118 containing 13.08 acres, also - Lot 119 containing 11.18 acres.  
(And other real estate.)

Land Record  
CC page 546  
Nov. 30, 1852  
Recorded  
Jan. 6, 1853

John Siter and  
Maria Siter,  
his wife  
to  
Nicholas McCarty, his  
heirs and assigns

Warranty Deed

-6-

Out Lot 118 containing thirteen 8/100 acres, more or less, Out Lot 119 containing 11.18 acres, more or less.  
(And other real estate.)

Town Lot Record  
1 page 191  
June 6, 1853  
Recorded  
Sept. 26, 1853

John Siter and  
Maria Siter,  
his wife  
to  
Nicholas McCarty, his  
heirs and assigns

Warranty Deed

-7-

Out Lot 118 containing 13.08 acres, more or less. Out Lot 119 containing 11.18 acres, more or less, and other real estate, all of which said Lots are situate in the Donation Lands adjoining the City of Indianapolis.

And this deed of conveyance is made in lieu of and to correct all mistakes of description occurring in the deed from the parties of the first part herein to the party of the second part herein for the same tracts of land dated November 30, 1852.



668785

-8-

Nicholas McCarty died intestate May 17, 1854.

IN THE COMMON PLEAS COURT OF MARION COUNTY

Index of Estates  
M to Z  
Estate No. 1017  
Complete Record  
11 page 66

IN THE MATTER OF THE ESTATE OF NICHOLAS McCARTY,  
DECEASED.

June 3, 1854. Margaret McCarty was duly appointed and qualified as Administratrix of the Estate of Nicholas McCarty, Deceased.

Order Book 7, page 463.

-9-

January 7, 1860. Final settlement filed and estate closed.

Order Book 9 page 83.

Misc. Record  
17 page 11  
Sept. 7, 1881  
Recorded  
Jan. 23, 1893

STATE OF INDIANA, MARION COUNTY, SS:

I, Henry Day, the undersigned being duly sworn according to law says that ever since the year 1857, I was acquainted with the family of the Nicholas McCarty to whom the Agent of the State deeded Out Lot 120 in the City of Indianapolis, Indiana, on the 2nd day of May, 1835, which deed is recorded on page 535 of Marion County Deed Record D; that said Nicholas McCarty died previous to the Fall of 1854, that he left Margaret McCarty, his widow, surviving him, that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty, and Susannah McCarty, Frances J. McCarty, and Susannah McCarty, who subsequently married affiant. That he left surviving him no grand children by deceased sons or daughters.

That the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty, were of age and unmarried on February 9, 1864, and that the said Susannah McCarty, affiant's wife, was of age on the 9th day of February, 1864.

Henry Day

Subscribed and sworn to before me this 7th day of September, 1881.

William Watson Wollen  
Notary Public

-10-

## IN THE COMMON PLEAS COURT OF MARION COUNTY

Cause #102  
 Filed  
 June 23, 1854  
 Complete Record  
 4 page 159

Margaret McCarty  
 vs  
 Susanna McCarty  
 Margaret R. McCarty  
 Nicholas McCarty, Jr., and  
 Frances J. McCarty

## PETITION FOR PARTITION.

-11-

Your petitioner Margaret McCarty of said County would respectfully represent that one Nicholas McCarty, late of said County, died leaving as his heirs at law his surviving your petitioner Margaret McCarty, his widow, and children, Susanna McCarty, Margaret R. McCarty, Nicholas McCarty, Jr., and Frances J. McCarty, the said Nicholas and Frances J. being then and now infants within the age of 21 years; that said decedent died possessed of personal property sufficient to pay all of his debts. That he died seized of the following real estate situate in said County, towit:

Out Lot Nos. 112, 113, 114, 118, 119 & 120  
 in the City of Indianapolis.

(Also other real estate.)

That your petitioner as the widow of said decedent is the owner of one third undivided of said premises in fee simple and the said children before named are as heirs of the deceased, are the joint owners of the remaining two thirds undivided.

Your petitioner therefore asks that the said Susanna McCarty, Margaret R. McCarty, Nicholas J. McCarty, and Frances J. McCarty may be made defendants hereto and that the one third part of said premises may be assigned and set off in severalty to your petitioner and Commissioners appointed to make such partition.

June 23, 1854. Summons issued and returned showing that Susanna McCarty, Margaret R. McCarty, Nicholas McCarty, Jr., and Frances J. McCarty, were served by reading on June 23, 1854.

July 21, 1854. Lucian Barbour appointed Guardian ad litem for infant defendants Nicholas McCarty, Jr., and Frances J. McCarty, and filed answer in general denial on their behalf.

October 13, 1854. This day comes the petitioner by Newcomb & Harvey, her Attorneys. And it appears to the satisfaction of the Court by the return of the Sheriff on the writ of summons herein issued. That the said defendants have been duly served with process more than ten days before the first day of the present term of this Court, which writ of Summons and the Sheriffs return indorsed thereon are in these words (here insert them).

And thereupon said defendants Susanna McCarty, and Margaret R. McCarty are each three times called and comes not, but make default, whereby said petition as to said defendants Susanna and Margaret R. remains unanswered and undefended.

And on motion of the petitioner Lucien Barbour is by the Court appointed Guardian ad litem for said defendants Nicholas McCarty, Jun. and Frances J. McCarty, who are infants within the age of twenty one years. And said Lucian Barbour now comes into open Court, accepts said appointment, and files his answer as such guardian ad litem in these words, (here insert)

And thereupon this cause is by agreement submitted to the Court for judgment upon the petition, default of said adult defendants, the answer of said guardian ad litem, and the evidence adduced, and the Court after hearing the evidence and being sufficiently advised in the premises, find the matters and things set forth and charged in said petition to be true; that the said petitioner Margaret McCarty, is the widow of said Nicholas McCarty, deceased, who died seized in fee of the premises named and described in said petition, and as such widow she, the said Margaret McCarty, is the owner in fee simple of the undivided one third part of said premises and it appears to the satisfaction of the Court that partition of said premises ought to be made in accordance with the prayer of said petitioner.

It is therefore adjudged by the Court that partition be made of said premises, and that one third part of said premises, towit: Out Lots 112, 113, 114, 118, 119 & 120 in the City of Indianapolis, (Also other real estate) be assigned and set off to the said petitioner Margaret McCarty, in severalty forever.

And the Court now appoints James Blake, Andrew Wilson and James Wood, three disinterested freeholders of the County of Marion, not of kin to any of the parties, Commissioners to make partition of said premises in pursuance of the foregoing judgment.

And it is ordered that said Commissioners make report thereof unto this Court, at the next term thereof, until when further proceedings herein are continued.

Order Book 2 page 148.

Commissioners sworn and oath filed.

Commissioners report they proceeded to make partition of said premises in accordance with said Order and have assigned and set off to the said Margaret McCarty, her heirs and assigns in severalty forever, for and in full of her one third part of the premises aforesaid the following described tracts and parcels of land with the appurtenances the same being parts and parcels above described, Out Blocks 112, 118 and 119 all in McCarty's Addition to the City of Indianapolis.

(Also other real estate.)

In pursuance of the order of said Court hereto attached. Partition approved.

668785

Plat Book  
1 pages 253  
and 254  
Dec. 20, 1854  
Recorded  
Dec. 21, 1854

MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119  
AND WEST PART OF OUT LOT 118 IN THE CITY OF  
INDIANAPOLIS.

DESCRIPTION: The above Out Lot 119 and West part of 118 are subdivided into 63 lots, Lot 1 is 42 feet wide and 184 1/2 feet deep. Lots from 2 to 17 inclusive are respectively 42 feet wide and 174 1/2 feet deep. Lot 18 is 64 feet wide in front and 73 1/2 ft. in rear and is 179 1/2 feet deep. Lots from 19 to 32 inclusive are respectively 42 feet wide and 179 1/2 feet deep. Lot 33 is 42 feet - and 184 1/2 feet deep. Lot 34 is 42 feet wide and 150 feet deep. Lots from 35 to 48 inclusive are respectively 42 feet wide and 145 deep. Lot 49 is 60 feet wide in front and 52 1/3 feet in rear and 145 feet deep. Lot 50 is 55 1/3 feet wide in front and 63 feet in the rear and 144 feet deep on south side and 146 feet 7 inches on north side. Lots from 51 to 64 inclusive are all 42 feet wide and depths are marked on the plat. Lot 65 is 42 feet wide and 195 feet 5 inches deep. A strip of ground 10 feet wide is given off the west side of Out Lot 119 to widen the Bluff Road as exhibited by the dotted line on the plat.

The width of street and alleys are marked on the plat.

Margaret McCarty  
STATE OF INDIANA, MARION COUNTY, SS:

Before me William Sullivan a Justice of the Peace in and for the County and State aforesaid on this 20th day of December 1854 personally came Margaret McCarty above named, and acknowledged the annexed Plat and Description, and the execution thereof to be her act and deed.

Witness my hand and seal.

Wm. Sullivan (LS)  
Justice of Peace

Town Lot Record  
479 page 142  
June 8, 1911  
Recorded  
June 12, 1911

STATE OF INDIANA, MARION COUNTY, SS:

Comes now Nicholas McCarty who being first duly sworn on his oath says that he is a son of Margaret McCarty who on January 4, 1861, was the owner of Lot 22 in McCarty's Subdivision of Out Lot 119 and part of Out Lot 118 in the City of Indianapolis, Indiana, and who on that date conveyed said real estate to the Trustee of the First Baptist Church of Indianapolis, and their successors which deed appears of record in Deed Record 13, page 15, of the Marion County, Recorders Office. And affiant says that his mother was a widow on said date. That she became a widow by the death of her husband, Nicholas McCarty, Sr., the father of this affiant, on or about the 17th day of May 1854, and that she remained unmarried from date until her death on the 18th day of Feby. 1873.

Nicholas McCarty  
Subscribed and sworn to this 8th day of June, 1911.  
Fred Seinsticker (LS)  
Notary Public

-13-

668785

Town Lot Record  
4 page 403  
June 10, 1856  
Recorded  
June 26, 1856

Margaret McCarty  
(No Marital Status Shown)

Warranty Deed

to  
John Hillmann

Lot 6 in Margaret McCarty's Subdivision of  
Out Lot 119 and the west part of Out Lot 118.  
The plat of said Subdivision was recorded  
December 21, 1854 at the Recorder's Office  
of Marion County.

-14-

Town Lot Record  
18 page 138  
April 18, 1863  
Recorded  
June 1, 1863

John Hillman and  
Fredericka Hillman,  
his wife

Warranty Deed

to  
William Hillman

Lot 6 in Margaret McCarty's Subdivision of  
Out Lot 119 and of West part of Out Lot 118 in  
the City of Indianapolis. Plat of said Subdivision  
recorded December 21, 1854 in the Recorder's Office  
of said County.

-15-

Town Lot Record  
284 page 59  
Mar. 24, 1896  
Recorded  
Mar. 27, 1896

William Hillman and  
Lizzie Hillman,  
his wife

Warranty Deed

to  
Lena Brink

Lot 6 in Margaret McCarty's Subdivision of  
Out Lot 119 and of West part of Out Lot 118 in  
the City of Indianapolis. Plat of said Subdivision  
recorded December 21, 1854 in the Recorder's Office  
of said County.

-16-

Town Lot Record  
303 page 419  
Mar. 28, 1898  
Recorded  
Mar. 28, 1898

Lena Brink and  
William Brink  
(Signed William H. Brink)  
her husband

Warranty Deed

to  
Lizzie Hillman

Lot 6 in Margaret McCarty's Subdivision of  
Out Lot 119 and of the West part of Out Lot 118  
in the City of Indianapolis.  
Plat of said Subdivision recorded December  
21, 1854 in the recorder's Office of said County.

-17-

668785

-18-

Lizzie Hillman died -- about --- 1900 as appears at a subsequent entry herein.

-19-

NOTE: No letters of administration issued in the Clerk's Office of Marion County, Indiana, upon an estate of Lizzie Hillman; Deceased. No will of said decedent filed for probate in said County.

Misc. Record  
350 page 590  
Inst. #2431  
June 14, 1923  
Recorded  
Jan. 21, 1944

-20-

STATE OF INDIANA, MARION COUNTY, SS:

I, Charles T. Hillman, being duly sworn upon my oath, attest and affirm that Lizzie Hillman was a relative of mine being my Aunt. That said Lizzie Hillman was a grantee of Lot 6 in McCarty's Sub-division of Out Lot 119 and part of Out Lot 118 in the City of Indianapolis, Marion County, Indiana, under date of March 28, 1898 said deed being recorded in Book 303 page 419.

I further attest and affirm that I was well acquainted with said Lizzie Hillman during her lifetime as well as her children and heirs who survived her at her death.

Said Lizzie Hillman died about 1900 in Marion County, Indiana, without leaving a Will and left besides her husband, William Hillman, the following children who were all and her only children and all and her only heirs towit:

- ✓ Mary Rugenstein, wife of Martin Rugenstein.
- ✓ Lena Brink, wife of William Brink.
- ✓ Emma Brink, wife of Frederick W. Brink; and
- ✓ William Hillman, Jr.

Further affiant sayeth not.

Charles T. Hillman

Subscribed and sworn to before me this 14th day of June, 1923.

Joseph G. Wood (LS)

Notary Public

My commission expires October 2, 1924.

668785

Town Lot Record  
337 page 369  
July 31, 1901  
Recorded  
Aug. 1, 1901

-21-

Mary Rugenstein and  
Martin Rugenstein,  
her husband,  
Lena Brink and  
William Brink  
(Signed William A. Brink)  
her husband, Emma Brink  
and Frederick W. Brink  
(Signed Fred W. Brink)  
her husband and  
William Hillman Jr.  
(Signed Wm. Hillman Jr.)  
unmarried  
to  
William Hillman  
Lot 6 McCartys Subdivision of Out Lots 118  
and 119 in the City of Indianapolis, Indiana.

Quit Claim Deed

Town Lot Record  
337 page 370  
July 30, 1901  
Recorded  
Aug. 1, 1901

-22-

Louis C. Held and  
Mary H. Held  
(Signed Marie H. Held)  
his wife  
to  
William Hillman  
Lot 6 McCartys Subdivision of Out Lots 118  
and 119 in the City of Indianapolis, Indiana.

Quit Claim Deed

-23-

William Hillman died testate June 1, 1904.

Will Record  
T page 17  
Probated  
June 8, 1904

-24-

LAST WILL AND TESTAMENT OF WILLIAM HILLMAN, DECEASED.

I, William Hillman of Indianapolis, Indiana,  
declare this to be my Will.

I. I desire that all my just debts be paid.

II. I give to my children, Mary Rugenstein,  
Lena Brink and Emma Brink, share and share alike  
of all of my property.

III. To my son William Hillman I do not give  
anything for the reason that I have already made  
advancements to him of his proportion of my property.

IV. I desire that Martin Rugenstein be the  
executor of this Will.

William Hillman

Signed by William Hillman in our presence and  
in the presence of each other and declared by him to  
be his last Will and Testament this 31st day of July  
1901 who have hereunto subscribed our names as Witnesses.

Ernest Everding

Carl R. Loop

## IN THE PROBATE COURT OF MARION COUNTY

Estate Docket  
28 page 6346

-25-

IN THE MATTER OF THE ESTATE OF WILLIAM HILLMAN  
DECEASED.

June 20, 1904. Martin Rugenstein was duly appointed and qualified as Executor, of the Last Will and Testament of William Hillman, deceased. Order Book 166 page 461.

July 13, 1904. Proof of notice of appointment filed.

July 5, 1905. Verified final report filed.

July 24, 1905. Proof of publication of final notice filed.

September 9, 1905. Proof of posting of final notice filed, final report approved and estate closed. Order Book 164 page 515.

Final Report Record 32 page 87.

NOTE: Entry on final report reads in part as follows, to-wit: That all of decedent's debts and all legacies provided for in decedent's Will have been paid and discharged.

Town Lot Record  
395 page 400  
Jan. 3, 1906  
Recorded  
Jan. 9, 1906

-26-

Mary Rugenstein and  
Martin Rugenstein,  
her husband,  
Lena Brink and  
William Brink,  
her husband  
Emma Brink and  
Frederick W. Brink  
(Signed Fredrick W. Brink,  
her husband) her husband

Warranty Deed

to  
Charles F. Danner

Lot 6 in Margaret McCartys Subdivision of  
Out Lot 119 and the west part of Out Lot 118 in  
the City of Indianapolis, as recorded in Plat Book  
1 at page 253 in the Recorders Office of Marion  
County, Indiana.

Town Lot Record  
599 page 592  
Jan. 13, 1919  
Recorded  
Jan. 20, 1919

-27-

Charles F. Danner and  
William Etta Danner,  
his wife

Warranty Deed

to  
Congregation Chivra Knesses Irael

Lot 6 in Margaret McCartys Subdivision of  
Out Lot 119 and the West part of Out Lot 118 in  
the City of Indianapolis, Indiana as recorded  
in Plat Book 1 at page 253 in the Recorders Office  
of Marion County, Indiana.



668785

ELECTION OF TRUSTEES

Town Lot Record  
843 page 125  
Inst. #19766  
May 16, 1929  
Recorded  
May 17, 1929

-28-

At a regular meeting of Congregation Knesses Israel held Sunday May 12, 1929 at the Synagogue at 1023 S. Meridian St., Indpls., the following officers were elected:

5/16/29.  
Sam Fogle, President  
Nathan Kaled, Vice President  
Henry Slutsky, Sec'y.  
Henry Greenberg, Treas.  
Joseph Axlelrod )  
Sam Bluestein ) Trustees  
Abe Greenspan )

By: Congregation Knesses Israel  
Henry Slutsky, Sec'y.  
3353 College Ave.

Judgment Search

-29-

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:

Congregation Chivra Knesses Israel  
Congregation Chivra Knesses Israel  
Congregation Knesses Israel

for the 10 years  
last past and  
against none other

-30-

Real Estate described in the caption hereof listed on the Assessor's Records as "Non-Taxable Property" for the year(s) 1960 and prior. Parcel #93804.  
ASSESSED VALUATION:

Land \$2580.00

Improvements \$34500.00.

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.

668785

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-3 ; 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.

668785

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-A0-4

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

668785

METROPOLITAN PLAN COMMISSION  
DOCKET NO. 61-A0-2

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-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

668785

of the finished lot grade measured within the outer face of exterior walls and under the roof of a dwelling house.

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

-32-

**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.

-33-

September 22, 1961. 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.



668785

# GUARANTEED CERTIFICATE

-34-

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 34 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 20 both inclusive.

Dated at Indianapolis, Indiana, October 10, 1961, 8 A. M.

UNION TITLE COMPANY

by *Vern E. Boudolge*  
President

-20- eb

# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MElrose 2-2361

Capital Stock \$1,000,000.00

668785

## 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  
Lafayette Division

### SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: **B. E. Sagalowski**

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 eight 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

October 10, 1961, 8 A. M. and

The Indianapolis Division of the Southern District down to and including

October 10, 1961, 8 A. M.

Congregation Chivra Knesses Irael

Congregation Chivra Knesses Israel

Congregation Knesses Israel

eb

UNION TITLE CO.

BY *John E. Burdette*  
PRESIDENT

64-4035A

CAPTION

-1-

Continuation of Abstract of Title to Lot 6 in Out Lot 119 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the Office of the Recorder of Marion County, Indiana.  
Since October 10, 1961, 8 A.M.

Prepared for: United Orthodox Hebrew Congregation

Town Lot Record  
1923 page 65  
Instr. #37399  
Feb. 16, 1962  
Recorded  
April 27, 1962

-2-

CERTIFICATE OF ELECTION OF OFFICERS AND TRUSTEES OF THE CONGREGATION CHIVRA KNESSES ISRAEL ALSO KNOWN AS CONGREGATION KNESSES ISRAEL.

I, Edward L. Fishman, Secretary of the Congregation Chivra Knesses Israel, also known as Congregation Knesses Israel, located at the Synagogue at 1023 South Meridian Street, Indianapolis, Indiana, do hereby certify that on the 27 day of May, 1959, at a regular meeting of said organization, the following Trustees were elected: Bennett E. Sagalowsky, George Cohen, Lewis Davis, Abe Goldstein, William Shapiro, Dr. Harry Rabb, Abe Brudian, Philip Cohen, Harry Dock, Abe Hockman, Calvin Smulyan, Jake Alinkoff, Alter Cienki, Abe Cohn, Max Geller, Sam Rubenstein, Sam Urwitz, Isaac Goldman, and that said Trustees were elected for a term of 1 year (or years) to expire on 27 May, 1959 or until their successors are duly elected and qualified; That said Trustees above named are the duly authorized, acting and elected officers and elected trustees of said Congregation Chivra Knesses Israel, also known as Congregation Knesses Israel, and that they are the sole trustees thereof.

Dated this 16 day of February, 1962.

Edward H. Fishman, Secretary  
of Congregation Chivra Knesses  
Israel, also known as  
Congregation Knesses Israel

STATE OF INDIANA, COUNTY OF MARION, SS:

Personally appeared before me this 16th day of February, 1962, Edward L. Fishman, known by me to be the Secretary of the Congregation Chivra Knesses Israel,

-1- dkr -over-

64-4035A

also known as Congregation Knesses Israel, who being first duly sworn upon his oath says that the matters and things set forth in the foregoing Certificate of Election of Officers and Trustees of the Congregation Chivra Knesses Israel, also known as Congregation Knesses Israel, are true in substance and in fact.

Claude A. Graves (LS)

Notary Public

My Commission Expires: May 16, 1964.

Instrument shows name of person preparing same.

Misc. Record  
701 page 360  
Instr. #37398  
Feb. 16, 1962  
Recorded  
April 27, 1962

-3-

CERTIFICATION OF MINUTES OF THE MEETING OF THE MEMBERS AND TRUSTEES OF CONGREGATION CHIVRA KNESSES ISRAEL ALSO KNOWN AS CONGREGATION KNESSES ISRAEL.

The members and Trustees of the Congregation Chivra Knesses Israel, also known as Congregation Knesses Israel, met in a joint meeting at the home of George Cohen, 5903 North Guilford Avenue, Indianapolis, Indiana, at a regular meeting held by the congregation on Sunday, the 10th day of December, 1961, at 3:00 P.M. o'clock pursuant to and in compliance with the rules and regulations of said congregation.

The said meeting was called to order by Bennett E. Sagalowsky, the Chairman of the Board of Trustees, of the congregation. Mr. Edward H. Fishman, Secretary was directed to record the minutes of the meeting. The chairman then stated that the meeting was called pursuant to written notice to all trustees and members of the congregation for the purpose of voting upon a resolution to approve the sale of the synagogue and the double house in the rear of said synagogue belonging to said congregation, known as 1023 South Meridian Street and 1022-4 Charles Street respectively, located in Marion County, Indianapolis, Indiana and being more particularly described as follows, to-wit:

Lot 6 in Out lot 119 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the office of the Recorder of Marion County, Indiana.

After the meeting was opened, it was ascertained that a majority of the trustees and qualified members of the Congregation Chivra Knesses Israel, also known as Congregation Knesses Israel, were found to be present.

Upon motion duly made and properly seconded and carried by a majority of the trustees and members, the following resolution was adopted.

64-4035A

RESOLVED, that the trustees of Congregation Chivra Knesses Israel, also known as Congregation Knesses Israel, of Indianapolis, Indiana, be and they are hereby authorized and empowered and directed to enter into a conditional sales contract for the sale of said synagogue and double house above described, belonging to said congregation with the King Solomon Baptist Church as purchasers for a sales price of \$29,000.00, with a cash down payment of \$3,500.00 with monthly payments of \$225.00 on the unpaid balance. Said payments to include interest and principal. Interest is to be computed semi-annually each January 1st and July, 1st.

RESOLVED; that said trustees be and they are hereby authorized and directed to do whatever is necessary to accomplish the purposes of this authorization. The majority of the trustees then instructed and authorized the officers of said congregation, namely, Bennett E. Sagalowsky, Chairman of the Board of Trustees and George Cohen, President of the Congregation, both trustees, to enter into a Conditional Sales Contract for the sale of the said synagogue and double house to the King Solomon Baptist Church for a sales price of \$29,000.00, with a cash down payment of \$3,500.00, with monthly payments of \$225.00 on the unpaid balance. Said payments to include interest and principal. Interest is to be computed at the rate of 6% per annum computed semiannually each January 1st and July 1st. Said Trustees and Officers to have full powers to execute said contract and sign said contract in behalf of the congregation and their acts to represent the act of the Board of Trustees of said congregation and the members thereof.

There being no further business the meeting adjourned at 4:30 P.M.

Bennett E. Sagalowsky  
Edward H. Fishman, Secretary

STATE OF INDIANA, COUNTY OF MARION, SS:

Personally appeared before me the undersigned Notary Public in and for said county and State, Edward H. Fishman, known by me to be the Secretary for the Congregation Chivra Knesses Israel, also known as Congregation Knesses Israel, who being first duly sworn upon his oath says that the matters and things set forth in the foregoing minutes are true in substance and in fact.

Edward H. Fishman

Subscribed and sworn to before me this 16th day of February, 1962.

Claude A. Graves (LS)  
Notary Public

My Commission Expires: May 16, 1964.

Instrument shows name of person preparing same.

64-4035A

Mortgage Record  
2144 page 521  
Inst. #44013  
Feb. 16, 1962  
Recorded  
May 17, 1962

Congregation Chivra Knesses  
Isreal succeeded by  
Congregation Knesses Israel  
(Corp Seal) George Cohen, Pres.  
Edward H. Fishman, Secy.  
(Signature Illegible) Acting  
Treas. & Chairman, hereinafter  
referred to as the seller

Conditional Sales  
Contract

-4-

to  
Trustees, King Solomon Baptist  
Church, Earley Reid,  
William Graham, Z. L. Lewis,  
Enish Evans, Charles L. Parker  
hereinafter referred to as  
the buyer

WITNESSETH, That if the buyer shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the seller hereby covenants and agrees to convey and assure to buyer, who hereby agrees to purchase, in fee simple, clear of any encumbrances whatsoever, except as hereinafter expressed, by good and sufficient deed of general warranty the real estate situated in the County of Marion, State of Indiana, known as 1023 S. Meridian St. and 1022-24 Charles St. and more particularly described as follows, towit:

Lot 6 of McCarty's Sub of Out Lot 119.

Subject to any and all conditions, utility easements, hghways, rights of way, and other restrictions and limitations of record affecting said real estate.

As purchase price for said described real estate, said buyer hereby covenants and agrees to pay to seller the sum of \$29,000.00 without any relief from valuation or appraisement laws of the State of Indiana, with attorney's fees, in the following manner, towit:

The sum of \$3500.00 cash in hand at the time of the execution and delivery of this contract, the receipt of which is hereby acknowledged, and the sum of \$225.00 each and every month hereafter until the remainder of purchase price, principal and interest has been paid in full. The first payment shall be made on or before the 16 day of March, 1962 and like payments shall be made on or before the same day of each succeeding month.

It is understood and agrees that the deferred payments on the balance of said purchase price shall bear interest at the rate of 6% per annum, same to be computed semi-annually in advance on January 1 and July 1 upon the sum unpaid, at the beginning of such six months period. The amount so found due as interest charge each six months as hereinbefore mentioned shall be deducted from the amount of aggregate monthly payments made during the preceding six months period, and the balance remaining of such monthly payments shall then be credited on the principal still due.

-4- dkr -over-

64-4035A

The buyer shall have the privilege at any time of paying any sum or sums in addition to the payments herein required upon the consideration, and it is understood and agreed that no such prepayment shall stop the accrual of interest on the amount so paid until the next succeeding semi-annual computation of interest after such payment is made as herein provided.

The buyer will assume and pay the taxes on said real estate beginning with the installment due and payable Non Taxable heretofore and all installments subsequent thereto, and all assessments for municipal and other improvements completed after this date, also, any taxes assessed on this instrument.

It is agreed that the seller may obtain a loan upon the real estate herein described, secured by mortgage, at any time during the term of this contract, and from time to time renew the same in such sum and for such period as seller may see fit, not to exceed the balance due on the unpaid balance of this contract. Should seller place a mortgage on said real estate and then fail to meet any payment of principal or interest, then the buyer shall have the right to make such payment or payments and deduct the same from the next payment or payments due the seller under this contract. Seller, however, agrees to pay said mortgage when due or whenever buyer desires to pay off this contract in full.

That the buyer's interest in this contract shall not be sold, assigned, nor otherwise transferred, nor any interest therein nor in said real estate, alienated or leased; nor said real estate occupied by others, nor shall any of the improvements thereon, or hereafter placed thereon be changed, removed remodeled, or altered in any manner whatsoever, without the written consent of the seller.

It is mutually agreed by and between the parties hereto that the time of payment shall be of the essence of this contract.

For further particulars see instrument.

This instrument prepared by Redding Realty Co.

CHECKED TO. 11-12-64  
UNION TITLE COMPANY

#### CERTIFICATE

Town Lot Record  
2018 Page 348  
Instr. #53391  
Sept. 1, 1963  
Recorded  
Sept. 10, 1963

#### THIS INDENTURE WITNESSETH:

This is to certify that Louis Cohen, as President, Calvin Smulyn, Treasurer and Harry Joseph, Secretary of the Sharah Tefilla Congregation, and George Cohen, President, Ben Sagalowsky, Treasurer and Edward H. Fishman, Secretary of Kneses Israel Congregation, and Ruby Reisweg and William Shapiro, Treasurer, and Irving Hamer, Secretary of Ezras Achim Congregation, do hereby certify that at least 2/3 of the members of each of the above-named Congregations, respectively, have voted in favor of and have approved the consolidation or union of the respective

-5-

-5- dkr -over-

64-4035A

Congregations or synagogues into the "Trustees of the United Orthodox Hebrew Congregation." Said members did approve the transfer and conveyance of any and all property, including real estate, personal property, and any cash owned by the consolidated Congregations to the new Congregation or synagogue or corporation. Said members did ratify, confirm and approve all the resolutions and acts of the officers of the consolidating Congregations or synagogues in carrying out this consolidation or union and they did approve of said new name.

That all of the above-named officers had been duly elected and qualified by the members of their respective Congregations or synagogues, which are uniting into the new Congregation.

Signed this 1st day of September, 1963.

Signed: Louis Cohn, President  
Calvin A. Smulyn,  
Typewritten: Calvin Smulyn, Treasurer  
Signed: Harry S. Joseph  
Typewritten: Harry Joseph, Secretary  
Sarah Tefilla Congregation  
Ruby Reiswerg  
Signed: Wm. Shapiro  
Typewritten: William Shapiro, Treasurer  
Irving Hamer, Secretary  
Ezras Achim Congregation  
George Cohen, President  
Ben Sagalowsky, Treasurer  
Edward H. Fishman, Secretary  
Kneses Israel Congregation

(Duly Acknowledged)

Instrument shows name of person preparing same.

#### CERTIFICATE

THIS INDENTURE WITNESSETH:

That the undersigned do hereby certify that the members of the following Orthodox Hebrew Congregations of the City of Indianapolis, Marion County, Indiana, to-wit:

Sarah Tefilla Congregation, and the Kneses Israel Congregation, and the Ezras Achim Congregation have duly consolidated and formed a union, and that the members did agree that the name of the new consolidated Congregation or synagogue resulting from this union and consolidation, is The Trustees of the United Orthodox Hebrew Congregation.

That the location of the new Congregation or synagogue will be 5879 Central Avenue, City of Indianapolis, Indiana.

Town Lot Record  
2018 page 350  
Instr. #53392  
Sept. 1, 1963  
Recorded  
Sept. 10, 1963

-6-



64-4035A

That the purpose of the new Congregation or synagogue will be a religious organization observing and worshiping in accordance and in conformance with the principles, ideals and tenets of Orthodox Judaism.

That the Trustees duly elected by the members of the consolidated Congregations to represent this new corporation namely: The Trustees of the United Orthodox Hebrew Congregation and conduct its business for the first year are as follows:

Louis F. Bernstein, Phil Kraft, R. C. Cohen, Ben Sagalowsky, George Cohen, Joe Tobak, Ruby Reiswerg, Morris Stein and William Shapiro.

That said Trustees held a meeting on the 26th day of August, 1963, which was within 20 days after their appointment by the members of the respective consolidated Congregations and they did agree upon the name of "The Trustees of the United Orthodox Hebrew Congregation" as the name of the united Congregations or synagogues, and they did elect the following officers of the new Congregation, to-wit:

Ben Sagalowsky, President  
Phil Kraft, Vice-President  
Harry S. Joseph, Secretary  
Ruby Reiswerg, Treasurer

to serve until their successors are elected.

WITNESS our hands this 1st day of September, 1963.

Louis F. Bernstein  
Phil Kraft  
R. C. Cohen  
Ben Sagalowsky  
George Cohen  
Joe Tobak  
Ruby Reiswerg  
Morris Stein

Signed: Wm. Shapiro

Typewritten: William Shapiro

Ben Sagalowsky, President  
Phil Kraft, Vice-President  
Ruby Reiswerg, Treasurer  
Harry Joseph, Secretary  
Officers of the Trustees of  
the United Orthodox Hebrew Congregation

(Duly acknowledged)

Instrument shows name of person preparing same.

64-4035A

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:

- ① Congregation Chivra Knesses Irael  
Congregation Chivra Knesses Israel ①  
and
- ② Congregation Knesses Israel ② from October 10, 1961,  
8 A.M. to date
- ③ Knesses Israel Congregation ③ for the 10 years  
last past,
- and vs
- ④ The Trustees of the United  
Orthodox Hebrew Congregation  
and  
Trustees of the United Orthodox  
Hebrew Congregation ④ from September 1, 1963  
to date and  
against none other.

-8-

Real Estate described in the caption hereof listed on the Assessor's Records as "Non-Taxable Property", for the year(s) 1962 and prior.

Code No. 1-01, Parcel #93804.

Assessed Valuation:

Land \$1330.00                      Improvements \$16,080.00

-9-

Taxes for the year 1963 unpaid.

-10-

Taxes for the year 1964 now a lien.

-11-

February 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.

64-4035A

## 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 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 13 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 10 both inclusive.  
Dated at Indianapolis, Indiana, March 3, 1964, 8 A.M.

UNION TITLE COMPANY

by C. Edward Blum  
President

-10- dkr

# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

64-4035A

## 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  
Lafayette Division

### SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: **United Orthodox Hebrew Congregation**

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 eight 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

February 19, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

February 20, 1964, 8 A.M.

Congregation Chivra Knesses Israel

Congregation Chivra Knesses Israel

Congregation Knesses Israel

Knesses Israel Congregation

The Trustees of the United Orthodox Hebrew Congregation

Trustees of the United Orthodox Hebrew Congregation

dkr

UNION TITLE CO.

*C. Edward Blum*

PRESIDENT

64-27276A

CAPTION

-1-

Continuation of Abstract of Title to Lot 6 in Out Lot 119 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1 , pages 253 and 254, in the office of the Recorder of Marion County, Indiana.  
Since March 3, 1964, 8 A.M.

Prepared for: United Orthodox Hebrew Congregation

Uniform Commercial Code

-2-

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"

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:

Congregation Chivra Knesses Irael  
Congregation Chivra Knesses Israel  
Congregation Knesses Israel  
Knesses Israel Congregation  
The Trustees of the United  
Orthodox Hebrew Congregation  
and  
Trustees of the United Orthodox  
Hebrew Congregation

from March 3, 1964,  
8 A.M. to date and  
against none other

64-27276A

-4-

Real Estate described in the caption hereof listed on the Assessor's Records, in the name of Congregation Chriva Knesses Israel Synagogue, as "Non-Taxable Property", for the year 1963 and prior. Parcel #93804.

Assessed Valuation:

Land \$1,330.00    Improvements \$16,080.00

-5-

Taxes for 1964 now a lien.

-6-

October 23, 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.

64-27276A

## GUARANTEED CERTIFICATE

-7-

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.

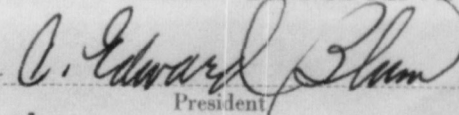
That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in 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 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.  
Dated at Indianapolis, Indiana, November 13, 1964, 8 A.M.

UNION TITLE COMPANY

by   
President

-3- cb



# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

64-27276A

## 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  
Lafayette Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **United Orthodox Hebrew Congregation**

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 eight 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

November 4, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

November 5, 1964, 8 A.M.

Congregation Chivra Knesses Israel  
Congregation Chivra Knesses Israel  
Congregation Knesses Israel  
Knesses Israel Congregation  
The Trustees of the United  
Orthodox Hebrew Congregation  
Trustees of the United Orthodox  
Hebrew Congregation

UNION TITLE CO.

BY *C. Edward Blum*  
PRESIDENT

cb

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
<b>Lot 6 McCarty's Sub.</b>					

LAST OWNER OF RECORD

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

Grantor (None)

Grantee The Trustees of the United Orthodox Hebrew Congregation

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

MORTGAGE RECORD

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

Mortgagor (None)

Mortgagee \_\_\_\_\_

JUDGMENT RECORD Yes  None  LIS PENDENS RECORD Yes  None

MISCELLANEOUS 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 ~~XXXX~~  Tax Exempt 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 26<sup>th</sup> day of August 195 1965 BY C. Edward Blum  
Abstractor **PRESIDENT**

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

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

65-17962A

The following is an Extension of the original search by Union Title Company under No. 64-27276A.

CAPTION

-1-

Continuation of Abstract of Title to Lot 6 in Out Lot 119 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the Office of the Recorder of Marion County, Indiana.

Since November 13, 1964, 8 A.M.

Prepared For: Indiana State Highway Commission  
Division of Land Acquisition

Uniform Commercial Code

-2-

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".

65-17962A

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:

Congregation Chivra Knesses Israel  
Congregation Chivra Knesses Israel  
Congregation Knesses Israel  
and

Knesses Israel Congregation

from November 13, 1964,  
8 A.M. to date

Ezras Achim Congregation

for the 10 years  
last past

and vs

The Trustees of the United  
Orthodox Hebrew Congregation  
and

Trustees of the United Orthodox  
Hebrew Congregation

from November 13, 1964,  
8 A.M. to date and  
against none other

-4-

Taxes for the year 1964 payable 1965 in name of Congregation Chivra Knesses Israel Synagogue.

Duplicate No. 26332, Indianapolis, Center Township, Code No. 1-01, Parcel No. 93804.

Above Parcel listed as Tax Exempt.

-5-

Assessed Valuation:

Land \$1,330.00 Improvements \$16,080.00 Exemption \$17,410.00

-6-

Taxes for 1965 now a lien in name of Congregation Chivra Knesses Israel Synagogue.