

65 39511

ch 7

# WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 13

This Indenture Witnesseth, That **MILTON SCHNEIDER & LEONA SCHNEIDER**  
(ADULT HUSBAND & WIFE)

of **NASSAU** County, in the State of **NEW YORK**

Convey and Warrant to

the STATE OF INDIANA for and in consideration of (\$4,500.00)

**FOUR THOUSAND FIVE HUNDRED**

Dollars,

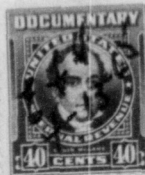
the receipt whereof is hereby acknowledged, the following described Real Estate in **MARION** County in the State of Indiana, to wit:

RECEIVED FOR RECORD

1965 AUG 12 AM 10:11

MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

36 FEET BY PARALLEL LINES OFF THE ENTIRE EAST END OF LOTS  
40 AND 41 IN McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT  
120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER  
PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 86, IN THE OFFICE  
OF THE RECORDER OF MARION COUNTY, INDIANA.



4.95

DULY ENTERED  
FOR TAXATION

AUG 12 1965

John T. Sitter  
COUNTY AUDITOR

Paid by Warrant No. 17050478  
17050422

Dated 6-4-65-19

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.

4-13-65 In Witness Whereof, the said **LEONA SCHNEIDER & MILTON SCHNEIDER** (ADULT HUSBAND & WIFE)

have hereunto set hand and seal, this **4<sup>th</sup>** day of **April** 19**65**

**X Leona Schneider** (Seal) **County of Nassau** (Seal)  
**LEONA SCHNEIDER (ADULT WIFE)** (Seal) **State of New York** (Seal)

SDK **X Milton Schneider** (Seal) **4<sup>th</sup> day April 1965** (Seal)  
**MILTON SCHNEIDER (ADULT HUSBAND)** (Seal) **Milton Schneider** (Seal)

(Seal) **MILTON L. SILBERGLEY** (Seal)  
**NOTARY PUBLIC, State of New York**  
No. 30-8994530

94.5,  
5.17.65

65 39511

This Instrument Prepared by **[Signature]**

OCT 22 1964

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, .....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

65 39511

**WARRANTY DEED**

FROM

TO

**STATE OF INDIANA**

Received for record this.....

day of....., 19.....

at.....o'clock.....m, and

Recorded in Book No.....page.....

Recorder.....County

Duly entered for taxation this.....

day of....., 19.....

Auditor's fee \$.....

Auditor.....County

COUNTY AUDITOR

Division of Land Acquisition  
Indiana State Highway Commission

*State Highway*

38

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

June 10, 1965 19

To Milton Schneider, Leona Schneider &  
 Union Federal Savings & Loan Association  
 3698 Richard Lane  
 Wantagh, New York

GENTLEMEN:

We enclose State Warrant No. A 050477 6-4-65 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 April 4, 1965 Parcel 13	4050.00

PLEASE RECEIPT AND RETURN

Received Payment: *Milton Schneider*  
 Date: *6/29/65*

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

June 10, 1965 19

To Milton Schneider, Leona Schneider  
3698 Richard Lane  
Wantagh, New York

GENTLEMEN:

We enclose State Warrant No. A-050478-6-4-65 19  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  <i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I- Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>April 4, 1965</i>  Parcel 13 escrow	450.00

PLEASE RECEIPT AND RETURN

Received Payment: *Milton Schneider*  
Date: *6/29/65*

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3-(52)  
Parcel No. 13  
Road I-70  
County Marion County  
Owner Harry Berman  
Address 14 West Wilkins  
Address of Appraised Property:  
14 West Wilkins.

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

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

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

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

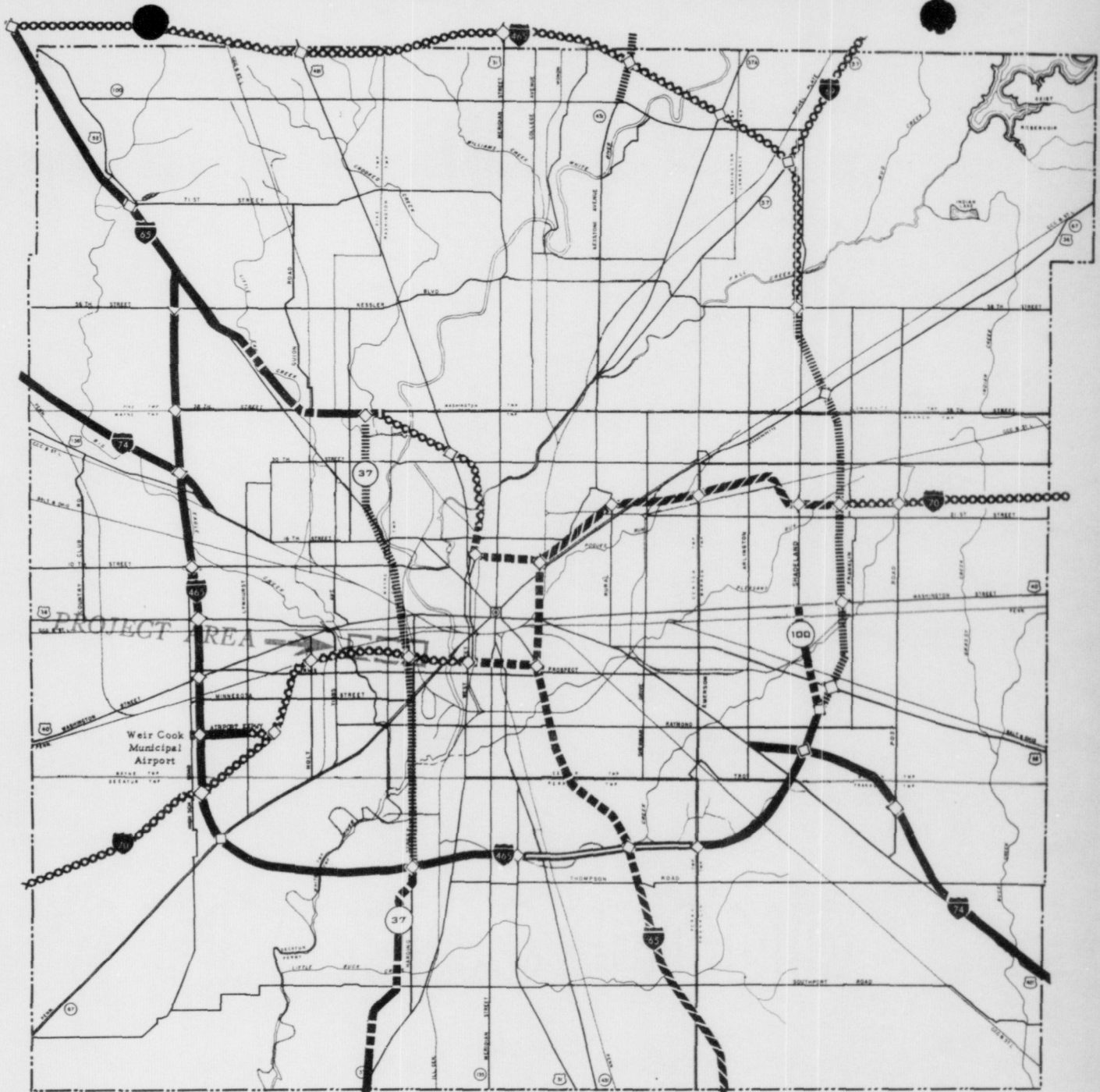
It is my opinion as of Jan. 7th, 1965 :  
(Date)

(a) The fair market value of the entire property before the taking is:	<u>\$ 4,500.00</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	<u>\$ None</u>
The total value of taking is: (a minus b)	TOTAL <u>\$ 4,500.00</u>
(1) Land and/or improvements	<u>\$ 4,500.00</u>
(2) Damages	<u>\$ None</u>
(3) Other damages and/or temp. R.O.W.	<u>\$ None</u>
(4) Estimated Total Compensation	<u>\$ 4,500.00</u>

APPROVED BY:




Approved	Date	Signed
Rev. Appr.	<u>1/29/65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>2/3/65</u>	<u>R. E. Nichols</u>




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







## HIGHWAY CONSTRUCTION PROGRAM FOR METROPOLITAN INDIANAPOLIS

### LEGEND

-  INTERSTATE ROUTES
-  Traffic Interchanges
-  STATE HIGHWAYS

-  OPEN TO TRAFFIC
-  OPEN TO TRAFFIC DURING 1964
-  UNDER CONSTRUCTION DURING 1964

1964-65 PROGRAM:

-  UNDER CONSTRUCTION
-  PRELIMINARY ENGINEERING AND RIGHT OF WAY ACQUISITION (1.965-67 Construction Program)
-  PRELIMINARY ENGINEERING
-  APPROVED ROUTE LOCATION

Prepared by  
THE INDIANAPOLIS CHAMBER OF COMMERCE  
November, 1963

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

*Check Delivery*

PROJECT # I-70-3-52 PARCEL # 13 COUNTY Marion

NAME & ADDRESS OF OWNER Milton Schneider, Leona Schneider

3698 Richard Jones Wantagh N.Y. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Mr. Schneider & Mr. Sturmg

Union Fed Sav + Loan. PHONE # \_\_\_\_\_

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 6-29-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 10:30 am

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: Mr. Schneider came in from N.Y. Brought check which was sent to them for their signature. Check signed receipt signed. Will get Mort. release. House still vacant per Mr Schneider.

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

Distribution Made

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

*Lahr.*

(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

4

PROJECT # I 70-3-(52) PARCEL # 13 COUNTY Marion

NAME & ADDRESS OF OWNER Milton & Leona Schneider

3698 Richard Lane Wantagh N.Y. PHONE # Parsippany 5-4218

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 8-8 DATE OF CONTACT 3-26

OFFER \$ 4500<sup>00</sup> TIME OF CONTACT 3 P.M. and 9 P.M.

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: Talked to Mr. Milton Schneider in Wantagh New York. Explained what was needed. Taxes deed stamps etc.

Will send deed + Claim Vouchers as soon as I can get tax bill to send along.  
Mrs. Schneider agreed to sign. Mr. & Mrs. Berman had deeded the property over to her daughter Mrs Leona Schneider

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

() Other, awaiting what? Parcel mailed for Seg.

Distribution Made  
(1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify:

E. F. Harkin  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 3

PROJECT # I 70-3-(52) PARCEL # 13 COUNTY Marion

NAME & ADDRESS OF OWNER Harry Berman  
14 W Wilkins PHONE # None

NAME & ADDRESS OF PERSON CONTACTED Mrs. Mrs. Berman  
Barnestown Home (3500 Central) PHONE # \_\_\_\_\_  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 2-8 DATE OF CONTACT 3-23-65

OFFER \$ 4500 TIME OF CONTACT 2 P.M.

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: Mrs Berman stated her daughter wanted me to call and explain what was needed to close the property transaction.  
I obtained the name & address & phone of daughter Milton & Leona Schneider  
Wantagh, New York.  
will call this after noon.

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
() Other, awaiting what? waiting to talk to daughter

Distribution Made  
(1) Parcel (1) Weekly Summary  
(x) Owner ( ) Other, Specify:

E. H. Haskin  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I 70-3-(52) PARCEL # 13 COUNTY Merion

NAME & ADDRESS OF OWNER Harry Berman  
14 W. Wickins PHONE # None

NAME & ADDRESS OF PERSON CONTACTED Mrs Mrs Harry Berman  
Barnetian Home (3500 Central) PHONE # \_\_\_\_\_

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

DATE ASSIGNED 2-8 DATE OF CONTACT 3-23-65

OFFER \$ 4500<sup>00</sup> TIME OF CONTACT 2:30 P.M.

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: Mrs Mrs Berman were not sure ~~about~~  
if they had given the property to their daughter or  
just their power of attorney. Mrs Berman is going  
to call her daughter this evening.  
I am to call back tomorrow

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
(  ) Other, awaiting what? In Process

Distribution Made  
(1) Parcel (1) Weekly Summary  
(  ) Owner ( ) Other, Specify:

E. F. Haskew  
(Signature)

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

BUYERS REPORT

PROJECT I 70-3-52 PARCEL # 13  
OWNER Harry Berman PHONE # None

(Other interested parties and relationship)

ADDRESS OF OWNER 14 W Wilkins  
DATE ASSIGNED 2-8  
DATE OF CONTACT 3-5  
TIME OF CONTACT 4 PM  
DATE OF PREVIOUS CONTACT None

OFFER \$ 4500<sup>00</sup>

DETAIL CONTACT\* Found Mr & Mrs Berman in the Jewish welfare home. She informed me she had 3 weeks ago given the property to her daughter in <sup>N.Y.C.</sup> Calif. She will call her daughter to find out what she should do.

ACTION TAKEN\*\* Plan to call back next week

SIGNED

E. L. Haskins

\* 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 # 13 COUNTY Marion

NAME & ADDRESS OF OWNER Harry Berman  
14 W Welkins PHONE # None

NAME & ADDRESS OF PERSON CONTACTED Milton Schneider (Son in Law)  
New York PHONE # \_\_\_\_\_

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

DATE ASSIGNED 2-8 DATE OF CONTACT 3-29-

OFFER \$ 4500 TIME OF CONTACT 11:42

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: Stopped and informed Mrs Berman I  
had mailed deeds claim, notices to her daughter  
and son-in-law, who live in Wantagh, New York.  
Mrs Berman had decided the property to them.

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

Distribution Made  
(1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify:

E. F. Haskin  
(Signature)

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

BUYERS REPORT

PROJECT I-70-3-(52) PARCEL # 13  
OWNER Isaac Lemay PHONE # \_\_\_\_\_  
James C. Moore Contract Buyer  
(Other interested parties and relationship)

ADDRESS OF OWNER 1033 So Illinois  
DATE ASSIGNED 2-10-65  
DATE OF CONTACT 2-24-65  
TIME OF CONTACT 11 A.M.  
DATE OF PREVIOUS CONTACT N.A.

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

DETAIL CONTACT\* Went to Anchor Federal Savings and Loan Assoc. for mortgage release.

ACTION TAKEN\*\* obtained while I wanted release + signed Chain Voucher. Will return to parcel

SIGNED E. S. Haskin

\* Showed plans, walked over property, etc.

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

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

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

BUYERS REPORT

PROJECT I 70-3-52 PARCEL # 13

OWNER Harry Berman PHONE # No Phone

(Other interested parties and relationship)

ADDRESS OF OWNER 14 W Welkins

DATE ASSIGNED 2-8-65

DATE OF CONTACT No Contact has been made 2-24-65

TIME OF CONTACT 2:30 P.M.

DATE OF PREVIOUS CONTACT None.

OFFER \$ 4500

DETAIL CONTACT\* Have tried to call - Phone disconnected  
have stopped and left card several times  
requesting appt. time. previous cards left  
in door were still there.

ACTION TAKEN\*\* Will continue to stay here.

SIGNED E. F. Haskin

\* Showed plans, walked over property, etc.

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

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

PRELIMINARY TITLE INSURANCE CERTIFICATE

# Union Title Company

155 East Market Street  
Indianapolis, Indiana

Owners Policy No. 64-21978-0

Amount \$ 10,000.00

Mortgage Policy No. \_\_\_\_\_

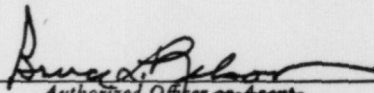
Amount \$ \_\_\_\_\_

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964 8 A. M.

  
Authorized Officer ~~xxxxxxx~~

Assistant Vice President

Name of party or parties in whom title is vested:

HARRY BERMAN AND RACHEL BERMAN,  
husband and wife

Description of Premises:

State of Indiana, County of Marion

36 feet by parallel lines off the entire east end of lots 40 and 41 in Mc Carty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

SCHEDULE B

64-21978-0

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
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6. Taxes for 1963 payable 1964 in name of Harry and Rachel Berman, Duplicate #330072, I-Center Township, Code #1-01, Parcel #95537, May \$18.80 paid; November \$18.80 unpaid; Taxes for 1964 payable 1965 in name of Harry and Rachel Berman.
7. Mortgage for \$2,500.00 from Whiffing-Wood Construction Corporation, to Union Federal Savings and Loan Association, dated December 5, 1955, recorded January 3, 1956, in Mortgage Record 1825, Instrument #337.

NOTE: Zoned U-2, H-1, A-4.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

T042IN



Union Title Company

155 EAST MARKET STREET-MELROSE 2-2361

INDIANAPOLIS, INDIANA 46204

WALTER A. McLEAN  
EXECUTIVE VICE PRESIDENT  
AND  
CHIEF EXECUTIVE OFFICER

April 28, 1965

Mr. W. N. Henry  
State Highway Commission  
State House Annex, Room 1105  
Indianapolis, Indiana

IN RE: Our Job #64-21978- O

Dear Bill:

Confirming our telephone conversation of April 27th, I enclose here-  
with photo of our Preliminary Title Insurance Certificate dated  
September 18, 1964 at 8:00 A.M. showing title to:

36 feet by parallel lines off the entire east end of lots 40 and  
41 in McCarty's Subdivision of the East part of Out Lot 120 of  
the Donation Lands of the City of Indianapolis, as per plat  
thereof, recorded in Plat Book 2, page 86, in the office of the  
Recorder of Marion County, Indiana,

in the name of Harry Berman and Rachel Berman, husband and wife,  
subject to Schedule B on the second page.

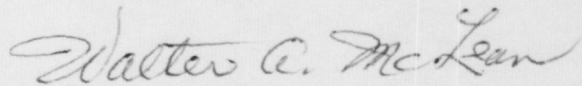
For your convenience I also enclose "Synopsis of Basic Classifications  
of Zoning Ordinances" . Please refer to our "Note" under Schedule B.

We have checked the title down to date and find that Harry Berman and  
Rachel Berman, as husband and wife, deeded to their daughter, Leona  
Schneider of Nassau County, State of New York, deed being dated the  
25th day of January, 1965, and same was recorded on February 8, 1965  
as Document #65-5906.

Real estate taxes are paid for the first installment of 1964, payable in  
1965, in the amount of \$19.58. November installment in the same  
amount unpaid, parcel number being 95537.

Trusting the enclosed information will facilitate the closing of your transaction, I remain

Very truly yours,

A handwritten signature in cursive script that reads "Walter A. McLean".

Walter A. McLean  
Executive Vice President

WAM:mht

enclosures (2)

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street  
Indianapolis, Indiana

Owners Policy No. 64-21978-0

Amount \$ 10,000.00

Mortgage Policy No. \_\_\_\_\_

Amount \$ \_\_\_\_\_

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964 8 A. M.

Authorized Officer or Agent

~~XXXXXX~~

Name of party or parties in whom title is vested: Assistant Vice President

HARRY BERMAN AND RACHEL BERMAN,  
husband and wife

Description of Premises:

State of Indiana, County of Marion

36 feet by parallel lines off the entire east end of lots 40 and 41 in Mc Carty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

*Handwritten signature*  
9/24/64  
MCA

SCHEDULE B

64-21978-0

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

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7. Mortgage for \$2,500.00 from Whiffing-Wood Construction Corporation, to Union Federal Savings and Loan Association, dated December 5, 1955, recorded January 3, 1956, in Mortgage Record 1825, Instrument #337.

NOTE: Zoned U-2, H-1, A-4.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

SYNOPSIS OF BASIC CLASSIFICATIONS OF ZONING ORDINANCES

CITY OF INDIANAPOLIS ZONING ORDINANCE AS AMENDED, ESTABLISHED 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; In addition to the six classes of Use Districts, there are two additional classes, namely U-6 or Prohibited Uses, and U-7, or Special Permit Uses.

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, 6,800 square feet per family; Class A-3, 6000 square feet per family; Class A-4, 1700 square feet per family; Class A-5, 1100 square feet per family; Class A-6, 800 square feet per family.

Restrictions of Floor Areas:

In Class AA district 1500 square feet;

In Class A1 District 900 square feet;

In Class A2 District 900 square feet;

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

MARION COUNTY MASTER PLAN AS AMENDED ESTABLISHED THE FOLLOWING:

F-1 Forestry District: A-1, A-2, Agricultural District: R-1, R-2, R-3, R-4, R-5, R-6, Residential Districts: B-1, B-2, B-3, B-4, B-5, B-6, Business Districts: I-1, I-2, I-3, Industrial Districts: RT-1, RT-2, RT-3, Residential District Temporary: S, Special Uses District: RR, Railroad District; G-s, Gravel Sand District.

Minimum requirements as follows:

District - Lot Area - Lot Width - Dwelling Dimensions

			one-story	higher
A-1	15,000	80	900	660
A-2	15,000	80	900	660
R-1	24,000	100	1500	1000
R-2	20,000	90	1200	800
R-3	15,000	80	900	660
R-4	11,250	70	720	500
R-5	9,000	60	500	500
R-6	14,000	80	900	660

Variations of foregoing are provided for multiple dwellings.

CENTRAL BUSINESS DISTRICT ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

Central Business District One (CBD-1)

Central Business District Two (CBD-2)

Central Business District Three (CBD-3)

INDUSTRIAL ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT

I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT

I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT

I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

I-4-U HEAVY INDUSTRIAL URBAN DISTRICT.

PRELIMINARY TITLE INSURANCE CERTIFICATE

# Union Title Company

155 East Market Street  
Indianapolis, Indiana

Owners Policy No. 64-21978-0

Amount \$ 10,000.00

Mortgage Policy No. \_\_\_\_\_

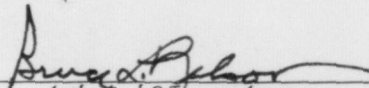
Amount \$ \_\_\_\_\_

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964 8 A. M.

  
Authorized Officer ~~or Agent~~

Assistant Vice President

Name of party or parties in whom title is vested:

HARRY BERMAN AND RACHEL BERMAN,  
husband and wife

Description of Premises:

State of Indiana, County of Marion

36 feet by parallel lines off the entire east end of lots 40 and 41 in Mc Carty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

## SCHEDULE B

64-21978-0

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

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NOTE: Zoned U-2, H-1, A-4.

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PRELIMINARY TITLE INSURANCE CERTIFICATE

# Union Title Company

155 East Market Street  
Indianapolis, Indiana

Owners Policy No. 65-8401-0

Amount \$ 4,500.00

Mortgage Policy No. \_\_\_\_\_

Amount \$ \_\_\_\_\_

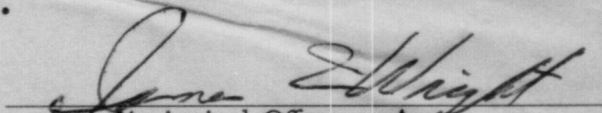
THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged or leased by the party or parties hereinafter named, joined by their respective spouses; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and title evidence furnished certifying same, a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of.

No liability will be assumed by the Company under this certificate unless the premium is paid.

This certificate shall not be binding until it shall have been signed by an authorized officer or agent of the Union Title Company.

Dated as of April 30, 1965, 8 A.M.

  
Authorized Officer or ~~Agent~~  
JAMES I. WRIGHT  
Assistant Vice President

Name of party or parties in whom title is vested:

LEONA SCHNEIDER

Description of Premises:

State of Indiana, County of Marion,

36 feet by parallel lines off the entire East end of Lots 40 and 41 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.





UNION TITLE BUILDING

# UNION TITLE COMPANY

155 EAST MARKET STREET - MELROSE 2-2361

INDIANAPOLIS, INDIANA 46204

Re: Leona Schneider  
Pt. Lots 40 & 41  
McCarty's Sub.

FIRST SUPPLEMENT TO OWNER'S TITLE POLICY #65-8401-O

---

We hereby certify that subject policy is amended  
and supplemented by deleting therefrom Item #8  
under Schedule "B" thereof.

Dated at Indianapolis, Indiana, this 8th day of May, 1965.

Kathryn Snyder  
Assistant Secretary

KS:mg

## SCHEDULE B

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5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1964 payable 1965 in name of Harry and Rachel Berman  
Duplicate #246335, Code #1-01,  
Township: I-Center, Parcel #95537,  
May \$19.58 Paid; November \$19.58 Unpaid;  
Taxes for 1965 payable 1966 in name of Leona Schneider.
7. Mortgage for \$2,500.00  
from Whiffing-Wood Construction Corporation,  
to Union Federal Savings and Loan Association,  
dated December 5, 1955, recorded January 3, 1956,  
in Mortgage Record 1825, as Instrument #337,  
in the Office of the Recorder of Marion County, Indiana.
8. Union Title Company made a judgment search vs.  
Milton Schneider and Leona Schneider,  
jointly and not individually, and found none.

NOTE: Zoned U-2; H-1; A-4.

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