

66-52462

WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 28

Ch Fee

This Indenture Witnesseth, That *W. LAWRENCE SEXTON AND K. LOUISE SEXTON*  
*ADULT HUSBAND AND WIFE*

of *MARION* County, in the State of *INDIANA*

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

*THREE THOUSAND AND 00/100 (\$3000.00)* Dollars,

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

LOT 61 IN OUT LOT 120 IN McCARTY'S EAST SUBDIVISION, AN ADDITION  
TO THE CITY OF INDIANAPOLIS, INDIANA, RECORDED IN PLAT BOOK 2, PAGE  
86, IN THE MARION COUNTY RECORDER'S OFFICE, INDIANA.

RECEIVED FOR RECORD

1966 OCT 11 PM 2:11

MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION

OCT 11 1966

*John T. Sutton*  
COUNTY AUDITOR



*A-118267*  
Paid by Warrant No. *A-118266*  
Dated *9-20-1966*

330

*W.H.B.*  
*8-5-66*

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).

MEH 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 *W. LAWRENCE SEXTON AND K. LOUISE SEXTON* HUSBAND  
have hereunto set ~~THEIR~~ hands and seal, this *2nd* day of *August* 1966 WIFE

(Seal) *W. Lawrence Sexton* (Seal)  
(Seal) *W. LAWRENCE SEXTON ADULT HUSBAND* (Seal)  
(Seal) *K. Louise Sexton* (Seal)  
(Seal) *K. LOUISE SEXTON ADULT WIFE* (Seal)  
(Seal) (Seal)

66-52462

This Instrument Prepared by *E. W. King*

FEB 3 1965  
*J. H. King*  
AUG 20 1966

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 \_\_\_\_\_ 2nd  
day of \_\_\_\_\_ August \_\_\_\_\_, A. D. 1966; personally appeared the within named \_\_\_\_\_  
W. LAWRENCE SEXTON and K. LOUISE SEXTON HUSBAND and WIFE  
\_\_\_\_\_, Grantor \_\_\_\_\_ 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 \_\_\_\_\_ Notary Public

STATE OF INDIANA, \_\_\_\_\_ MARION \_\_\_\_\_ County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ 2nd  
day of \_\_\_\_\_ AUGUST \_\_\_\_\_, A. D. 1966; personally appeared the within named \_\_\_\_\_  
W. LAWRENCE SEXTON and K. LOUISE SEXTON HUSBAND and WIFE  
\_\_\_\_\_, Grantor \_\_\_\_\_ 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 \_\_\_\_\_ 10-14-68 \_\_\_\_\_ Notary Public  
VIRGIL HOPPES

WARRANTY DEED

FROM

TO

STATE OF INDIANA

DULY ENTERED  
FOR TAXATION

Received for record this \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m, and

Recorded in Book \_\_\_\_\_  
COUNTY AUDITOR

Recorder \_\_\_\_\_ County

Duly entered for taxation this \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_

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

Auditor \_\_\_\_\_ County

ENVELOPE

Division of Land Acquisition  
Indiana State Highway Commission



## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

October 6, 1956

To W Lawrence Sexton  
Room 707  
Peoples Bank Bldg.  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-118266 9-29-66  
in settlement of the following vouchers: Transmittal # 67-85

DESCRIPTION	AMOUNT	
Purchase		
For the purchase of Right of Way on State Road		
No. <u>I-70</u> in <u>Marion</u>		
County <u>I</u> Project <u>70-3</u>		
Section <u>(52)</u> as per Grant dated		
<u>8-4-66</u>		
Parcel # 28	\$ 2700	00

PLEASE RECEIPT AND RETURN

Received Payment: [Signature]Date 10/7/66

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

October 6, 19 66

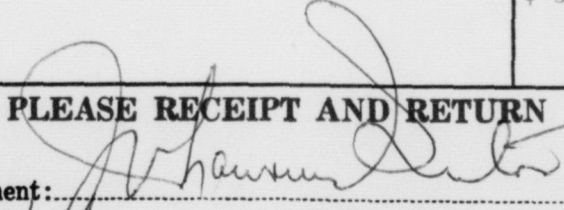
**To** W. Lawrence Sexton  
Room 707  
Peoples Bank Bldg  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-118267 9-20-1966  
in settlement of the following vouchers: Transmittal # 67-85

DESCRIPTION	AMOUNT	
Purchase		
<i>For the purchase of Right of Way on State Road</i>		
No. <u>I-70</u> in <u>Marion</u>		
County <u>I</u> Project <u>70-3</u>		
Section <u>(52)</u> as per Grant dated		
<u>8-4-66</u>		
Parcel # 28		
Escrow	\$ 300	00

PLEASE RECEIPT AND RETURN

Received Payment: Date 10/18/66



APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 28  
Road I-70  
County Marion  
Owner W. Lawrence Sexton  
Address Peoples Bank Bldg  
Address of Appraised Property: 1026 S. Illinois St.

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

1. I have personally checked all Comparables and concur in the determinations made. see attachment
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Income approach not used
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 and familiarized myself with the Parcel. June 3, 1965
9. The computations of this parcel have been checked and reviewed. see attachment
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
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 April 28, 1965 :  
(Date)

(a) The fair market value of the entire property before the taking is:

\$ 3,000.00

(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

\$ 3,000.00

(1) Land and/or improvements	\$ <u>3,000.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>3,000.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>6-10-65</u>	<u>[Signature]</u>
Asst. or		
Chief Appr.	<u>JUN 10 1965</u>	<u>[Signature]</u>

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

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: Various COUNTY MAHON

PARCEL NO. 28

NAME & ADDRESS OF OWNER W. LAWRENCE SEXTON

707 PEOPLES BK BLDG.

PHONE # 632-2384

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

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

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 8-4-66

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? (Any other Liens, Judgements? Yes \_\_\_\_\_ No \_\_\_\_\_)
4. ( ) ( ) ( ) Explained about retention of Bldgs. (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 R.O.E.? Yes \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_)
9. ( ) ( ) ( ) Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: On 8-2-66 MR BAUER HANDLED MR I 70-3(52) PAR 28

WHICH WAS BEEN IN AND OUT OF INACTIVE AND THEN  
TO REVIEW - THEN TO SCHNIPPLER (DAG) A FRIEND OF  
MR SEXTON. MR BAUER SAID MR SEXTON WAS WILLING  
TO SELL - I LEFT ALL PAPERS WITH MR SEXTON 8-2-66  
AND GOT ABSTRACT BACK - ALL SIGNED PAPERS WERE  
REC'D BY MR 8-4-66. SECURED 8-4-66

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

Distribution Made

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

Chadwick H Hall  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

PROJECT # I 70-3 (52) PARCEL # 28 COUNTY MARION

NAME & ADDRESS OF OWNER W LAWRENCE SEXTON & WIFE

PEOPLES BANK BLOC

ME 2-2384  
PHONE # HOME ME 5-2169

NAME & ADDRESS OF PERSON CONTACTED W LAWRENCE SEXTON BY TEL AT HOME

PHONE #

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 3-2-66

OFFER \$ 3000.00 TIME OF CONTACT 9:50 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: TELEPHONED THE ABOVE - STATED THAT IT WAS MY  
UNDERSTANDING THAT HIS PARCEL HAD BEEN RECONSIDERED  
IN MY ABSENCE AND THAT IT APPEARED THAT THE AMOUNT  
WAS THE SAME. HE STATED THAT HE "WOULD NOT TAKE IT"  
AND THAT "HE WOULD GO TO THE ATTORNEY GENERAL WITH IT"  
AND THAT I COULD "JUST FORGET ABOUT IT" SINCE HE  
WOULD "GO HIS OWN WAY" ON IT. I AM THEREFORE  
RETURNING THE PARCEL TO INACTIVE.

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

Distribution Made

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

*Chadwick D. Hale*

(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

3

PROJECT # I 70-3 (52) ~~65-3-100~~ PARCEL # 28 COUNTY MARION

NAME & ADDRESS OF OWNER W LAWRENCE SEXTON & WIFE (FEE)  
A JOSEPH MALOOK (CONTRACT) PHONE #

NAME & ADDRESS OF PERSON CONTACTED W LAWRENCE SEXTON  
PHONE #

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

DATE ASSIGNED DATE OF CONTACT 6-21-65

OFFER \$ 12,000.00 TIME OF CONTACT 1 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: TALKED WITH MR SEXTON - HE HAS SOLD ON CONTRACT  
TO A. JOSEPH MALOOK - MR SEXTON REFUSES THE OFFER  
SINCE A BALANCE \$4761.00 IS DUE HIM FROM CONTRACT PURCHASE.

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

Distribution Made

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

Chadwick Hall  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

PROJECT # I 70-3 (52) PARCEL # 28 COUNTY MARION

NAME & ADDRESS OF OWNER W LAWRENCE SEXTON & WIFE

PEOPLES BK BLOC

PHONE #

NAME & ADDRESS OF PERSON CONTACTED MR SEXTON

SUB PROP AT 1026 So ILLINOIS

PHONE #

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

DATE ASSIGNED DATE OF CONTACT 6-17-65

OFFER \$ TIME OF CONTACT APPROX 11 AM To 12 Noon

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 SEXTON - MADE APPT FOR

MONDAY AT 1:15 PM AT HIS OFFICE

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

Distribution Made

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

Chadwick H Hall

(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

PROJECT # I 70-3 (52) PARCEL # 28 COUNTY MORION

NAME & ADDRESS OF OWNER W LAWRENCE SEXTON AND K LOUISE SEXTON (H&W)

PEOPLES BANK BLDG

PHONE # ME 2-2384

NAME & ADDRESS OF PERSON CONTACTED MRS SEXTON

Home ME 5-2169

SUB PROP AT 1026 SOUTH ILLINOIS

PHONE #

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

DATE ASSIGNED 6-14-65

DATE OF CONTACT 6-16-65

OFFER \$

TIME OF CONTACT 3:15 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: TALKED TO MRS SEXTON ON PHONE - THEY WILL CALL

BACK ~~FOR~~ AND GIVE ME PART TIME

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

( ) Other, awaiting what?

Distribution Made

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

Chadwick D Hill

(Signature)



No. 256288

## ABSTRACT OF TITLE TO

-1-

Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Prepared for Celtic Federal Savings and Loan Association of Indianapolis, Indiana.

BY

### UNION TITLE COMPANY

INCORPORATED

INDIANAPOLIS, INDIANA

CAPITAL STOCK, \$1,000,000.00

UNION TITLE BUILDING

159 E. MARKET STREET

LINCOLN 8361 - 8362 - 8363

ABSTRACTS OF TITLE

TITLE INSURANCE, ESCROWS

#### OFFICERS

WILLIS N. COVAL  
PRESIDENT AND GENERAL MANAGER

FRED COONS  
VICE-PRESIDENT AND TREASURER

A. M. BRISTOR  
SECRETARY

#### DIRECTORS

REILY C. ADAMS  
HOWARD C. BINKLEY  
ARTHUR V. BROWN  
FRED COONS  
WILLIS N. COVAL  
LINTON A. COX  
JAMES S. CRUSE  
FRED C. DICKSON  
GEORGE B. ELLIOTT

GEO. C. FORREY, JR.  
GEORGE A. KUHN  
DICK MILLER  
J. EDWARD MORRIS  
FRANK W. MORRISON  
NORMAN PERRY  
C. N. THOMPSON  
JOHN R. WELCH  
C. N. WILLIAMS

JOSH. ZIMMERMAN

**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)

Delaware, filed by



**INDIAN CLAIMS.** The original possessory title to said lands was held by the Indians. The Miami, and Kickapoos were the only tribes recognized as having substantial rights, and their claims were extinguished by cessions dated October 2, 3 and 6, 1818, and July 30, 1819.—7 U. S. Statutes at Large, pp. 185, 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 21, 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, 1815. 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. 52.

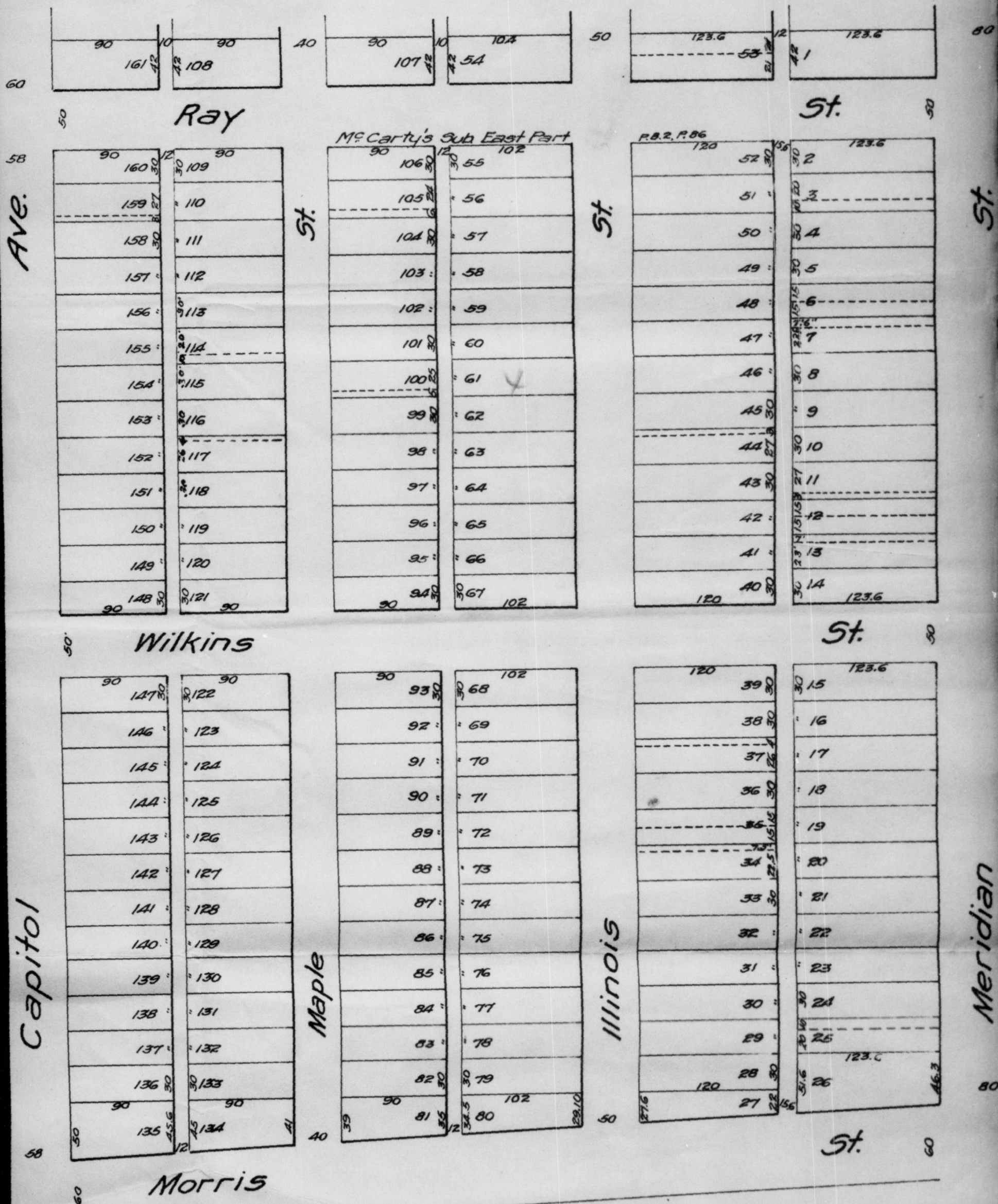
**CITY OF INDIANAPOLIS.** By act of Congress, approved April 19, 1816, hereinbefore mentioned, four sections of land were granted to the State, "for the purpose of fixing their seat of Government thereon," which grant was accepted by the Territorial Convention, by Ordinance of June 29, 1816, R. S. 1824, 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. 516. 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 2,560 acres in Township 15 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 658.20, section 2, 611.53, section 12, 640 acres, and section 11, 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 in-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. 5. 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 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 6 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 E. Sharpe, Agent, July 5, 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 15, 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 hereinbefore 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 1824, 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 1865. 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 1865, p. 16.



# E. Pt. Out Lot N<sup>o</sup> 120.





256288

Land Record  
D. Page 535  
May 2, 1834  
Recorded  
June 21, 1834

Ebenezer Sharpe, Agent of  
The State of Indiana, for  
the Town of Indianapolis  
to  
Nicholas McCarty, to have  
and to hold to said McCarty  
his heirs and assigns.

Agent's Deed

-2-

The following described lots in the Town of  
Indianapolis, described as follows: Lot 120  
containing 52.33 acres and other real estate.

Deed made in pursuance of the law of Indiana,  
entitled "An Act appointing Commissioners to lay  
off a Town on the site selected for the permanent  
seat of Government."

Approved January 6, 1821.

-3-

Nicholas McCarty died intestate May 17, 1854.

IN THE COMMON PLEAS COURT OF MARION COUNTY.

Complete Record  
11 page 66

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

June 3, 1854, Margaret McCarty appointed and  
qualified as Administratrix of the estate of  
Nicholas McCarty, deceased.

Order Book 7 page 463.

January 7, 1860, Estate settled.

Order Book 9 page 83.

-4-

256288

-5-

It appears from reference to the proceedings in the settlement of the estate of Nicholas McCarty, deceased Complete Record 11 page 66 Common Pleas Court that said decedent left surviving him, Margaret McCarty, his widow, Nicholas McCarty, Margaret R. McCarty, Susanna McCarty and Frances J. McCarty, his children.

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

-6-

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, 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 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 Woollen,  
Notary Public.



256288

IN THE COMMON PLEAS COURT OF MARION COUNTY

Filed  
June 23, 1854

-7-

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

Your petitioner Margaret McCarty would respectfully represent, that one Nicholas McCarty died leaving as his heirs at law him surviving, your petitioner, Margaret McCarty, his widow and children Susanna McCarty, Margaret R. McCarty, Nicholas McCarty and Frances J. McCarty, the said Nicholas and Frances J. being infants, that decedent died seized of the following real estate: Out Lot 120 in the City of Indianapolis, (and other real estate not certified to herein.)

That one third of said real estate be set off in severalty to your petitioner.

All defendants served by reading: Lucian Barbour appointed guardian ad litem for defendants Nicholas McCarty and Frances J. McCarty, infants.

Partition ordered and James Blake and Andrew Wilson and James Wood appointed commissioners to make same.

Report of commissioners filed in open Court October 13, 1854, Commissioners set off and assigned to Margaret McCarty other real estate than certified to herein.

Report approved and confirmed by the Court.  
Complete Record 4 page 159.

Marriage Record  
6 page 659  
Dec. 9, 1857

Susannah McCarty  
to  
Henry Day.

Marriage

-8-

256288

Plat Book  
2 page 86  
Jan. 27, 1863  
Recorded  
Jan. 27, 1863

-9-

McCARTYS SUBDIVISION OF THE EAST PART OF OUT LOT 120  
IN THE CITY OF -- OF -- COUNTY OF MARION AND STATE  
OF INDIANA.

We hereby lay out and subdivide the east part of  
Out Lot 120 into 161 lots. The lots from 2 to 25  
both inclusive are each 123 feet 6 inches deep by  
30 feet wide.

Lot 26 being 46 feet and 3 inches wide on the  
east line, 51 feet 6 inches on the west line and  
123 feet and 6 inches on the North line. Lots 28 to  
52 both inclusive are each 30 feet wide by 120 feet  
deep; Lot 27 is 22 feet wide on the East line 27  
feet 6 inches on the West line and 120 feet long on  
the North line; Lots from 55 to 79 both inclusive  
are each 30 feet wide by 102 feet long; Lot 80 is  
29 feet 10 inches wide on the East line and 34 feet  
and 5 inches wide on the West line and 102 feet long  
on the North line, Lots 82 to 106 both inclusive  
are each 30 feet wide and 90 feet deep. Lot 81 is  
35 feet deep on the East line 39 feet on the West  
line and 90 feet long on the North line, Lots 109  
to 133 both inclusive are each 30 feet wide and 90  
feet long, Lot 134 is 41 feet wide on the east  
line 45 feet wide on the West line and 90 feet on  
the North line. Lots from 136 to 160 both inclusive  
are each 30 feet wide and 90 feet long; Lot 135 is  
45 feet and 6 inches on the East line 50 feet on the  
West line and 90 feet long on the North line. Lots  
1 and 53 are each 42 feet wide and 123 feet 6 inches  
long; Lot 54 is 42 feet wide and 104 feet long;  
Lot 107, 108 and 161 each 42 feet wide and 90 feet  
deep.

The streets and alleys are as laid out on the  
annexed plat, Tennessee Street South of Ray Street is  
58 feet wide, that part of Tennessee North of Ray  
Street being 60 feet wide. Maple Street is 40 feet  
wide, Illinois is 50 feet wide. All of the above  
streets run North and South.

The following streets run east and west, viz:

Ray Street is 50 feet wide, Williams Street is 50  
feet wide; Morris Street is 25 feet wide. The alley  
between Illinois Street and Bluff Road south of Ray  
Street is 15, 1/2 feet wide. The alley between 1 and  
53 is 12 feet wide. The alley between Illinois Street  
and Maple Street south of Ray Street is 12 feet wide.  
The alley between lots 54 and 107 being 10 feet wide.  
The alley between Maple Street and Tennessee Street  
South of Ray Street is 12 feet wide and the alley  
between Lots 108 and 161 being 10 feet wide. Said  
subdivision is made subject to any right the State  
of Indiana, has for the use of the Central Canal  
along Tennessee Street of any present right of way



256288

that the grantees of the State may legally have along said Street.

Witness our hands and seals this 27th day of January 1863.

Henry Day,  
Susannah McCarty Day,  
Margaret R. McCarty,  
Nicholas McCarty,  
Frances J. McCarty

Acknowledged January 27, 1863 by Henry Day,  
Susannah McCarty Day, Margaret R. McCarty, Nicholas  
McCarty and Frances J. McCarty.

Town Lot Record  
21 page 44  
December 14, 1863  
Recorded  
April 11, 1864

-10-

Nicholas McCarty-----  
Henry Day and Susannah  
McCarty Day, his wife,  
Margaret R. McCarty-----  
and Frances J. McCarty--  
to

Warranty Deed

Emeline Robinson

Lot 61 in McCartys Subdivision of the east part of  
Out Lot 120 in the City of Indianapolis, according to  
the plat of said Subdivision as recorded in the Recorders  
office of the said County of Marion.

Marriage Record  
16 page 116  
August 24, 1879

-11-

Emeline Robinson  
to  
John B. Kampf.

Marriage

-12-

Emeline B. Kampf died --- -- -- as appears at a sub-  
sequent entry herein.

256288

-13- ✓

NOTE: No letters of administration issued in the Clerk's office of Marion County, Indiana, upon an estate of Emeline B. Kampf, deceased. No will of said decedent filed for probate in said County.

Town Lot Record  
164 page 4  
Aug. 31, 1883  
Recorded  
Sept. 1, 1883

John B. Kampf, widower of  
the late Emeline B. Kampf,  
deceased.

Quit Claim Deed

to

Harry R. C. Robinson, Alice -  
Milleson and Emma B. Gaunt.

-14- ✓

All my right, title, interest and estate in  
and to Lots 61 and 62 in McCartys Subdivision of  
the East part of Out Lot 120, in the City of Ind-  
ianapolis, in said County and State.

(Also other real estate)

The Grantor and Grantees herein are sole heirs of  
Emeline B. Robinson late Emeline B. Kampf, deceased  
and this conveyance is executed to complete the  
settlement of a controversy among said heirs as to the  
quantity of the interest and estate of John B. Kampf,  
in and to the estate of his said late wife Emeline B.  
Kampf, deceased and in further consideration of another  
conveyance next hereafter to be executed by the grantees  
herein conveying an undivided 1/4 interest in all the  
property in this deed described to John B. Kampf,

Subject to the conditions in said deed named.

Town Lot Record  
164 page 5  
Sept. 1, 1883  
Recorded  
Sept. 1, 1883

Harry R. C. Robinson,  
unmarried, Alice V. Milleson  
and Frank J. Milleson, her  
husband, Emma B. Gaunt and  
George Gaunt, her husband.

Quit Claim Deed

to

John B. Kampf.

-15- ✓

An undivided 1/4 of Lots 61 and 62 in McCarty's  
Subdivision of the East part of Out Lot 120 in the  
City of Indianapolis, in Marion County, Indiana.

(Also other real estate.)



256288

-18-

Bridget Cruse died testate January 31, 1895.

Will Record  
M page 78  
Probated  
Feb. 23, 1895

-19-

LAST WILL AND TESTAMENT OF BRIDGET CRUSE, DECEASED.

I, Bridget Cruse, widow, of Marion County, State of Indiana, do make this my last Will and Testament in manner and form as follows, towit:

I hereby revoke all wills by me previously made.

I give and bequeath to my son Michael Cruse, all my property, real, personal and mixed, to be his absolutely and without reservation.

I name and designate my son, Michael Cruse, as executor of this my last will.

In Testimony Whereof I hereunto sign my name this 25th day of February, 1893.

Bridget (her x mark) Cruse.

The testator signed the above in our presence and we sign the will in her presence and in the presence of each other.

D. O. Donaghue

W. F. Quigley

NOTE: Transcript of the above will recorded in Town Lot Record 293 page 245 in the office of the Recorder of Marion County, Indiana.

Estate Docket  
19 page 2541

-20-

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF BRIDGET CRUSE, DECEASED.

February 23, 1895, Michael Cruse duly appointed and qualified as Executor, of the last will and testament of Bridget Cruse, deceased.

Order Book 110 page 441.

June 8, 1896 Verified final report filed.

June 8, 1896 Proof of posting of final notice filed.

Final report approved and estate closed.

Order Book 122 page 176.

Final Report Record 18 page 88.

256288

The Grantors and Grantee herein are the sole heirs of Emeline B. Kampf (formerly Emeline B. Robinson) late deceased and this conveyance is executed by way of compromise and in settlement of a controversy among said heirs as to the interest of said John B. Kampf in and to the Estate of his said late wife and to determine the same.

This conveyance is made subject to its proportionate share of all incumbrances which are liens on said real estate,. Also subject to its proportionate share of all indebtedness and costs of settlement of said Emeline B. Kampf's estate.

Town Lot Record  
164 page 481  
Sept. 28, 1883  
Recorded  
Nov. 3, 1883

-16-

Harry R. C. Robinson  
(unmarried) Alice V.  
Milleson and Frank J.  
Milleson, her husband,  
Emma B. Gaunt (signed  
Emma Bill Gaunt) and  
George Gaunt, her husband,  
to  
John B. Kampf.

Warranty Deed

Lot 61 in McCartys Subdivision of the East part of  
Out Lot 120 in the City of Indianapolis, Subject to the  
unpaid taxes and all mortgage encumbrance thereon which  
grantee assumes and agrees to pay as part of the purchase price thereof.

Town Lot Record  
169 page 231  
June 3, 1884  
Recorded  
June 4, 1884

-17-

John B. Kampf (unmarried)  
to  
Bridget Cruse

Warranty Deed

Lot 61 in McCarty's Subdivision of the East  
Part of Out Lot 120, in the City of Indianapolis.



256288

Town Lot Record  
274 page 374  
April 19, 1895  
Recorded  
April 25, 1895

-21-

Michael Cruse, unmarried  
to  
Ellen Cruse

Warranty Deed

Lot 61 in McCarty's Subdivision of the East Part  
of Out Lot 120 in the City of Indianapolis, according  
to the plat thereof recorded in Plat Book 2 at page  
86 in the Marion County Recorders Office.

256288

# GUARANTEED CERTIFICATE

-22-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 22 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 11 both inclusive.

Dated at Indianapolis, Indiana, July 1, 1944, 8 A. M.

The Period of Search covered by this Examination is from date of Agent's Deed down to and including August 15, 1899.

UNION TITLE COMPANY

By

Albert M. Bristor  
President and General Manager

-11-



No. 7566.

50 ✓ A Continuation of an Abstract of Title to lot 61 in McCarty's Subdivision of the East part of OutLot 120 in the City of Indianapolis.

57 ✓ Prepared for Ellen Cruse since former Examination by C. H. Rosebrock dated August 15th, 1899.

Encumbrances.

52 ✓  
M.R. 367,  
P. 462.  
Aug. 24, 1899.  
Recorded  
Aug. 29, 1899.

Ellen Cruse and  
John Cruse her husband,  
to  
John R. Welch, Trustee.

Mortgage.

No. 1.

Lot 61 in McCarty's Subdivision of the E. part of OutLot 120 in the City of Indianapolis.

To secure 1 principal note of \$800.00, due 5 years and 10 interest notes of \$24.00 each, at 6 to 60 months, 8% after maturity and 5% Attorney's Fees.

No. 2.

Taxes for 1900 are unpaid.

No. 3.

The Taxes for 1901 are now a lien.

Indianapolis, Ind., April 3, 1901.

The above and foregoing continuation of showing the chain of title to, and encumbrances in force upon the following described real estate: Lot 61 in McCarty's Subdivision of the East part of Outlot 120 in the City of Indianapolis. Since August 15th, 1899.

Abstract is correct.

53 As appears from the records in the Recorder's office, the general judgment dockets of the Marion Circuit and the Superior Courts of Marion County, the Lis-Pendens records of complaints and attachments, the tax duplicates and municipal assessment records in the Treasurer's office, and the indexes of tax sales in the Auditor's office of said Marion County, Indiana, as said records and dockets are now entered up.

No. 7566.

MARION COUNTY TITLE CO.

By

*[Signature]*

4



A

#22583.

56 ✓  
Continuation of Abstract of Title to Lot 61, in McCarty's Sub-division of the East part of Out Lot 120, in the City of Indianapolis.

57 ✓  
Prepared for William Manion, since date of former continuation, dated April 3, 1901.

58 ✓  
✓ There are no further conveyances.

59 ✓  
✓ Taxes for the year 1905, paid in full.

60 ✓  
✓ Taxes for the year 1906, now paid in full.

SINCE PAID IN FULL  
ATTEST *Wm Manion*

61 ✓  
Indianapolis, September 24, 1906.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of April 3, 1901.

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

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

MARION TITLE GUARANTY COMPANY

*Arthur E. Jones*

#22847.

62 ✓  
Continuation of Abstract of Title to Lot 61, in McCarty's Sub-division of the East part of Out Lot 120, in the City of Indianapolis.

63 ✓  
Prepared for The Security Trust Company, since date of former continuation, dated September 24, 1906.

64 ✓  
✓ There are no further conveyances.

65 ✓  
✓ Taxes for the year 1905, paid in full.

66 ✓  
✓ Taxes for the year 1906, now a lien.

SLIP PAID IN FULL  
ATTEST *Amelia*

Indianapolis, October 13, 1906.

67 ✓  
We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of September 24, 1906.

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

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

MARION TITLE GUARANTEE COMPANY

*Arthur Lopez*

*Sophia Hernandez*

M.

*Samuel*



1.

*Cp*

1. A Continuation of an Abstract of title to lot 61 in McCertys Subdivision  
65 of the East part of Out Lot 120 in the City of Indianapolis. Since  
October 13, 1906.

69 Ellen Cruse and John Cruse

her husband

To Warranty

Sophie Herman

# Oct. 12, 1906

# Record 408 page 430

# Recorded Oct. 26, 1906

# Lot 61 in McCertys Subdivision of

the East part of Out Lot 120 in the City of Indianapolis, Marion  
County, State of Indiana.

70 Taxes for 1911 fully paid.

71 Taxes for 1912 payable in 1913 now a lien.

Indianapolis, November 15, 1912.

72 Examination of October 13, 1906 Continued to date and we find no change  
in title or incumbrances upon the Real Estate described in the Caption of  
this Continuation except as within shown as appears from the Records in  
the Recorder's Office, the General Judgment Dockets of the Marion Circuit  
Superior and Probate Courts, the Lis Pendens Records of Complaints and  
Attachments, the Tax Duplicates and Municipal Assessment Records in the  
Treasurer's Office, and the Indexes of Tax Sales in the Auditor's Office  
all in Marion County, Indiana, as said Records and Dockets are now entered  
up.

*Wm. C. Craft*

Rooms 4, 5, 6, & 7 160 E. Market St.

1.

1. 73 A Continuation of an Abstract of title to Lot 61 McCarty's Subdivision of the East Part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2 page 86 in the Office of the Recorder of Marion County, Indiana. Since Nov. 15, 1912.

2. 74 State of Indiana, Marion County, S.S.

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

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

(signed) Nicholas McCarty.

Subscribed and sworn to before me the undersigned Notary Public this 22nd day of November 1912.

Frank C. Groninger Notary Public.

My Commission expires June 4, 1913.

Recorded November 23, 1912 Misc. Record 74 page 241.



3. State of Ohio, County of Hamilton, S.S.

75 Harry R.C. Robinson, being duly sworn upon oath says that he was acquainted with Emeline Robinson, who, on December 4, 1863, acquired title to Lot 61, in McCarty's Sub-division of the East part of Out Lot 120 in the City of Indianapolis, Indiana. That Emeline Robinson on August 24, 1879 married John B. Kampf and that said Emeline Kampf (formerly Emeline Robinson) died intestate on July 17th, 1883, and left as her only heirs at law her husband, John B. Kampf, and Harry R.C. Robinson, Alice Milleson and Emma G. Gaunt.

(signed) Harry R.C. Robinson.

Subscribed and sworn to before me the undersigned a Notary Public this 9th day of October 1906.

George F. Meyers. L.S. Notary Public.

My commission expires October 12, 1908.

Recorded November 25, 1912 in Misc. Record 74 page 245.

76 Sophia Herman and Samuel Herman  
her husband.

# November 20, 1912.

# Record 503 page 290.

# Recorded December 7, 1912.

# Lot 61 in McCartys subdivi-  
# sion of the East part of

4.

To Warranty

Morris Blustein and Sam Blustein.

Out Lot 120 in the City of Indianapolis.

*See app # 111 first*

Morris Blustein and Fannie  
Blustein his wife, Sam Blus-  
tein and Lena Blustein his  
wife.

5. To Mortgage  
Sophia Herman.

November 20, 1912.  
Record 603 page 415.  
Recorded November 26, 1912.  
Lot 61 in McCartys Subdivision  
of the East part of Out Lot 120  
in the City of Indianapolis.

To secure the payment when the same shall become  
due of 14 notes calling for \$100.00 each, due in 5 months, 10 months,  
15 months, 20 months, 25 months, 30 months, 35 months, 40 months, 45  
months, 50 months, 55 months, 60 months, 65 months and 70 months re-  
spectively from date and 1 note calling for \$50.00 due 73 months af-  
ter date, each note bearing 6% interest payable monthly.

These notes represent the balance of the purchase price  
of said real estate. Privilege is given the mortgagors to pay \$100.00  
or multiples thereof on the principal debt at any interest paying  
period.


6. Taxes for 1915 first half paid second half unpaid.

7. Taxes for 1916 payable in 1917 now a lien.



Indianapolis, Indiana, May 31, 1916.

- 80 8. Examination of November 15, 1912 Continued to date and we find no change in title or incumbrances upon the real estate described in the Caption of this Continuation except as within shown as appears from the Records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendena Records of Complaints and Attachments, the Tax Duplicates and Municipal Assessment Records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office, all in Marion County, Indiana, as said Records and Dockets are now entered up.

  
155 East Market Street.

81  
Continuation of Abstract of Title to Lot 61 in McCarty's Subdivision of the East Park of Out Lot 120 in the City of Indianapolis, reference being made to the Recorded Plat thereof as Recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

82  
Prepared for John R. Welch, since date of former continuation, dated May 31, 1916.

639, p. --  
Inst. #38541,  
Dec. 27, 1920,  
Recorded  
Dec. 29, 1920.

Sam Bluestein, and  
his wife Lena Bluestein,  
Harry Bluestein, and his wife  
Fannie Bluestein,  
(Signs Harry Bluestein and  
Fannie Bluestein)  
Frank Bluestein, and his wife  
Rose Bluestein,  
Abe Bluestein, and  
Fannie Bluestein,  
owners and heirs of Morris  
Bluestein, deceased,

Warranty Deed.

to  
Moses A. Rabb.

Lot 61 in McCarty's Subdivision of the East Part of Out Lot 120, in the City of Indianapolis, Indiana.

639, p. --  
Inst. #38542,  
Dec. 27, 1920,  
Recorded  
Dec. 29, 1920.

Moses A. Rabb, and  
Pauline Rabb, his wife,  
to  
Sam Bluestein, and  
Fannie Bluestein, --

Warranty Deed.

Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, Indiana.

83  
84  
85  
86  
87  
There are no further conveyances.

Taxes for the year 1919, paid full.

Taxes for the year 1920, now a Pie



85

Indianapolis, Indiana, December 29, 1920.

We find no further conveyances nor unsatisfied encumbrances of record on lot as described in caption.

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

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

MARION TITLE GUARANTY COMPANY

By J. M. Wilkins Secretary

--134,269--

89 ✓  
Continuation of Abstract of Title to Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 2 page 86 in the office of the Recorder of Marion County, Indiana.

90 ✓  
Prepared for John R. Welch, since date of December 29, 1920.

91 ✓  
There are no further conveyances.

Encumbrances.

784. p. 455  
Jan. 6, 1921,  
Recorded  
Jan. 7, 1921.

Sam Bluestein, and  
Lena Bluestein, his wife, and  
Fannie Bluestein, unmarried,

to  
Celtic Saving and Loan  
Association No. 3.

92 ✓  
Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per Plat thereof recorded in Plat Book 2 page 86 in the Recorder's office of Marion County, Indiana.

To secure a loan of \$1500.00 with certain dues, interest, etc.

93 ✓  
-2- Taxes for the year 1922, paid in full.

94 ✓  
-3- Taxes for the year 1923, not paid, payable in May and November, 1924.

SATISFIED OF RECORD 4-18-50  
ATTEST: UNION TITLE CO.  
BY: *Wm. E. Burdige*  
PRESIDENT

SINCE PAID IN FULL  
ATTEST: UNION TITLE CO.  
BY: *Wm. E. Burdige*  
PRES. & GEN. MGR.



*[Handwritten flourish]*

95

Indianapolis, Ind., February 15, 1924.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in Caption.

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

No search made as to pending improvements in the Office of the Board of Public Works or Park Board.

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

*[Handwritten signature]*  
E.C.

Marion Title Guaranty Company  
*[Handwritten signature]* Manager

170073

CAPTION

-1-

96 (Continuation of Abstract of Title to Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Since February 15, 1924.

97 Prepared for: Celtic Federal Savings and Loan Association of Indianapolis Indiana.

Mortgage Record  
882 page 545  
Inst. #10864  
March 17, 1924  
Recorded  
March 18, 1924

Sam Bluestein and  
Lena Bluestein, his wife  
and Fannie Bluestein,  
unmarried  
to  
Celtic Saving and Loan  
Association No. 3

Mortgage

98 (Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2 at page 86 in the Recorder's office of Marion County, Indiana.

To secure the performance of a certain bond of even date herewith in penalty of \$1000.00 together with interest at the rate of 6 1/2 per cent per annum also ten percent attorney's fees, and without relief from violation or appraisement laws.

-1-VG



170073

CERTIFICATE OF CHANGE OF NAME

Misc. Record  
270 page 495  
Inst. #16914  
June 15, 1936  
Recorded  
June 19, 1936

-3-

99

WHEREAS, Celtic Savings and Loan Association No. 3 Indianapolis, Indiana, has filed its application for conversion into a Federal Savings and Loan Association under the name and style of Celtic Federal Savings and Loan Association of Indianapolis, and,

WHEREAS, it appears that applicant has complied with the statute and rules and regulations made pursuant thereto, now, therefore,

BE IT RESOLVED, by the Federal Home Loan Bank Board that the application of said Association for permission to convert itself into a Federal Savings and Loan Association under the name and style of Celtic Federal Savings and Loan Association of Indianapolis, be approved and that a Charter be issued to said Association accordingly in the form as is prescribed in the rules and regulations made by this Board.

BE IT FURTHER RESOLVED, That triplicate certified copies of this resolution shall be transmitted to said association for filing in the manner required by Section 55 of Chapter 5 of the Acts of the Indiana General Assembly of 1935, for the purpose of showing the conversion hereinabove approved.

I hereby certify that this is a resolution passed by the Federal Home Loan Bank Board on June 15, 1936.

H. Caulson, Assistant Secretary  
(Seal of Federal Home Loan Bank Board.)

P

170073

Old Age Assistance  
Search

-4-

Examination has been made as to the persons named under the heading of Judgment Search and for the period so specified under said search for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 18, 1936.

We find none.

Judgment Search

-5-

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

Sam Bluestein  
and  
Fannie Bluestein

for the 10 years last  
past and against none  
other.

Cause #24641  
October 3, 1933  
Order Book  
49 page 613

IN THE MUNICIPAL COURT OF MARION COUNTY

Sam Bluestein

vs

Clarence Cunningham

Judgment rendered vs plaintiff for costs.

-6-



170073

-7--

103  
Taxes for the year 1937 on the Real Estate for which this Abstract is prepared are assessed in the name of Sam & Fannie Blu-stein and are due and payable on or before the first Mondays in May and November of 1938.

General Tax Duplicate No. 68606 A-B  
Indianapolis, Center Township

May installment \$12.16 unpaid

November installment \$12.16 unpaid.

SINCE PAID IN FULL  
ATTEST: UNION TITLE CO.  
BY Albert W. Binstor  
President

-8-

104  
Taxes for the year 1938 now a lien.

SINCE PAID IN FULL  
ATTEST: UNION TITLE CO.  
BY Albert W. Binstor  
President

170073

# GUARANTEED CERTIFICATE

-9-

STATE OF INDIANA }  
COUNTY OF MARION } SS:

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 9 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.  
Dated at Indianapolis, Indiana, April 20, 1938 8:00 A.M.

UNION TITLE COMPANY

By Willis N. Coral  
President and General Manager

-5-VG

Vg 19



# UNION TITLE COMPANY

INCORPORATED

## ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Lincoln 8361, 8362  
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
170073

### UNITED STATES DISTRICT COURTS OF INDIANA

#### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

#### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

### SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

*Prepared for:* Celtic Federal Savings and Loan Association  
of Indianapolis, Indiana.

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any 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, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including  
April 13, 1938 8:00 A.M. and

The Indianapolis Division of the Southern District down to and including  
April 15, 1938 8:00 A.M.

106 ✓  
Sam Bluestein  
Fannie Bluestein

Union Title Co.  
INCORPORATED  
BY *Willis N. Corral*  
PRES. & GENL. MGR.

VG 19

256288

CAPTION

-1-

Continuation of Abstract of Title to Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Since April 20, 1938, 8 A.M.

Prepared for: Celtic Federal Savings and Loan Association of Indianapolis, Indiana.

-2-

Fannie Bluestein died intestate January - 1933 as appears at a subsequent entry herein.

-3-

NOTE: No letter of administration issued in the Clerk's office of Marion County, Indiana, upon an estate of Fannie Bluestein, deceased.

Misc. Record  
295 page 117  
Inst. #40153  
April 26, 1938  
Recorded  
Dec. 5, 1938

STATE OF INDIANA, COUNTY OF MARION, SS:

Comes now Sam Bluestein, who being duly sworn upon his oath states that he is the same person as the Sam Blustein who, is one of the Grantees in the Deed for Lot 61 in McCarty's Subdivision of the East part of Out Lot 20 in the City of Indianapolis, in the deed dated November 20, 1912, and recorded in Mortgage Record 503, page 290, in the office of the Recorder of Marion County, Indiana.

-4-



256288

He further states that the Morris Bluestein, the other Grantee in the aforementioned Deed, was this affiant's father, who died intestate on or about January 1914, and that the estate was never administered, and that his interest in the aforementioned real estate was all the estate left by him, and that he left no outstanding bills or claims.

He further states that the sole and only heirs of his father were Fannie Bluestein, his widow, and this affiant, a son; Harry Bluestein, a son; Frank Bluestein, a son, and Abe Bluestein, a son, and on December 27, 1920, this affiant and all of his brothers were over twenty-one years of age. That Abe Bluestein on December 27, 1920, was unmarried, and his mother, Fannie Bluestein, on December 27, 1920, was a widow and unmarried.

He further states that his mother, Fannie Bluestein, died intestate on or about January, 1933, and that no administration has ever been held on her estate, and that she left no other Estate and no outstanding bills or claims, and that the sole and only heirs of Fannie Bluestein are this affiant, Harry Bluestein, Frank Bluestein and Abe Bluestein.

He further states that he is the same person who, with his mother, Fannie Bluestein, was the Grantee referred to in the deed recorded in Deed Record 639, Instrument 38,542, and recorded December 29, 1920.

Samuel Bluestein.

Subscribed and sworn to before me, a Notary Public, this 26th day of April, 1938.

Harry F. Rail (L.S.)

Notary Public

My commission expires November 25, 1940.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #A99830  
Complaint filed  
June 15, 1938  
Complete Record  
--- page ---

-5-

Celtic Federal Savings and  
Loan Association of Indianapolis  
vs.

Sam Bluestein  
Lena Bluestein, his wife  
Harry Bluestein  
Fannie Bluestein, his wife  
Frank Bluestein  
Rose Bluestein, his wife  
Abe Bluestein  
Maude Bluestein, his wife  
The Board of Commissioners of the  
County of Marion, State of Indiana.

Suit instituted to foreclose Mortgages recorded in



256288

Mortgage Record 784 page 455 and Mortgage Record 882 page 545 in the office of the Recorder of Marion County, Indiana.

June 15, 1938. Summons issued returnable.

June 29, 1938, and returned showing that The Board of Commissioners of the County of Marion State of Indiana was served by reading and copy to Dow Vorhies, President of said Board, that Lena Bluestein wife of Sam Bluestein, Harry Bluestein, Rose Bluestein, wife of Frank Bluestein, and Abe Bluestein were served by copy and that Sam Bluestein, Fannie Bluestein, wife of Harry Bluestein, Frank Bluestein, and Maude Bluestein wife of Abe Bluestein were served by reading and copy, all on June 16, 1938.

June 18, 1938. Leo F. Welch appointed and qualified as Receiver to take charge of the real estate herein.

Order Book 620 page 344.

June 30, 1938. The Board of Commissioners of the County of Marion, State of Indiana filed answer in general denial.

June 30, 1938. Decree, Comes now the plaintiff Celtic Federal Savings and Loan Association of Indianapolis, by Barry and Barry, its counsel; and comes now the defendant The Board of Commissioners of the County of Marion, State of Indiana, by John F. Linder, its counsel, and files answer in general denial, (here insert);

114 ✓  
And it appearing to the satisfaction of the court by the summons herein and the return of the sheriff endorsed thereon, that the defendants Sam Bluestein and Lena Bluestein, his wife, Harry Bluestein and Fannie Bluestein, his wife, Frank Bluestein and Rose Bluestein, his wife, Abe Bluestein and Maude Bluestein, his wife, and The Board of Commissioners of the County of Marion, State of Indiana, and each of them, have been duly served with process more than ten days prior to the date endorsed on plaintiff's complaint and fixed by plaintiff for the return day of summons thereon, which said summons and the return thereon are in the words and figures following, to wit: - (here insert).

And now this cause coming on for hearing and said defendants Sam Bluestein and Lena Bluestein, his wife, Harry Bluestein and Fannie Bluestein, his wife, Frank Bluestein and Rose Bluestein, his wife, and Abe Bluestein and Maude Bluestein, his wife, and each of them, failing to appear are now three times audibly called in open court, come not but herein wholly make default.

P  
And now this cause being at issue upon the answers filed, upon motion of the plaintiff is submitted to the court for trial, finding judgment and decree without the intervention of a jury, same being waived, and the court having heard the evidence and being duly advised in the premises, finds for the plaintiff and that the material allegations of the complaint are true.

-3-MMc

-over-

-4-MMc

-over-



256288

115

The court further finds that said bonds and mortgages sued on in this cause were executed to the Celtic Saving and Loan Association, No. 3, as alleged in the complaint and that said Association was a Building and Loan Association, for many years prior to June 19, 1936, duly incorporated and operating under and pursuant to the laws of the State of Indiana. That subsequently on or about April 30, 1936, the said Association effectuated a Plan of Reorganization and Conversion into a Federal Savings and Loan Association in the name and style of Celtic Federal Savings and Loan Association of Indianapolis, plaintiff herein, in the manner and subject to the conditions provided by Section 47, as amended, and Section 280, as amended, of the Indiana Financial Institutions Act, being Chapter 40 of the Acts of The General Assembly of Indiana, approved February 24, 1933, and as amended in Chapter 5, Acts of said General Assembly approved January 28, 1935, and all Acts amendatory thereof and supplementary thereto, and as provided by Section 5 (1) of The Home Owners' Loan Act of 1933, enacted by Congress and approved by the President of the United States, June 13, 1933, as amended, and as provided by the regulations of the Department of Financial Institutions for the State of Indiana, and by the Federal Home Loan Bank Board, and all subject and pursuant to approval given thereto by all of said supervisory authority, and by the shareholders and Board of Directors of said Association in the manner provided by law. That triplicate copies of a Resolution of said Federal Home Loan Bank Board, approving the application of said Association for such conversion and directing that a Charter be granted same, were delivered by said Board to said Association and were by it filed with the Secretary of State for Indiana, who noted the filing upon each and retained one copy thereof in his office. That said Association filed one of such copies with said Department of Financial Institutions and the other copy in the office of the Recorder of Marion County, Indiana, as provided by law on the 19th. day of June, 1936, as shown by Miscellaneous Record 270, page 495. That said Charter was granted to said converted Association under date of June 15, 1936, and accepted June 18, 1936, and that plaintiff has been continuously and now is so constituted, organized and operating as such Federal Association in the name and style aforesaid. That thereupon by operation of law, all of the assets and property of said Association, of every kind and character, real, personal and mixed, tangible and intangible, choses in action, rights and credits, theretofore owned by said Association and/or which would inure to it, including the bonds and mortgages sued on herein, immediately without any conveyance or transfer and without any further act or deed, became vested in and the absolute property of the plaintiff herein, with full right to have, hold, enjoy and enforce the same in its

4



256288

own right as fully and to the same extent as the same were previously possessed, held and enjoyed by said State chartered Association.

The court finds that said plaintiff is the sole and absolute owner of said bonds and mortgages and is vested with all right, title and interest therein, at law and in equity, and that it is entitled to have judgment upon said bonds and mortgages and to have said mortgages foreclosed and have all of the rights, remedies and relief accruing thereunder.

The court finds that there is due and owing to the plaintiff Celtic Federal Savings and Loan Association of Indianapolis from the defendant Sam Bluestein, in personem and in rem, and from the defendants Harry Bluestein, Frank Bluestein and Abe Bluestein, in rem, and each of them, jointly and severally, on the bonds sued on in the plaintiff's complaint and marked Exhibits "A" and "C" the sum of Nine Hundred Two and 99/100 Dollars (\$902.99) and the further sum of Fifty-two and 73/100 Dollars (\$52.73), as attorneys' fees for the services of plaintiff's attorneys, making an aggregate sum of Nine Hundred Fifty-five and 72/100 Dollars (\$955.72), which aggregate sum plaintiff is entitled to recover of and from the said defendant Sam Bluestein, in personem and in rem, and from the defendants Harry Bluestein, Frank Bluestein, and Abe Bluestein, in rem, and each of them, jointly and severally, and as against the rights of all other parties herein, together with the costs of this action and all accruing costs, without any relief from valuation or appraisal laws.

116 ✓  
The court finds that said sums are secured by said first mortgage upon the real estate as described below and set out in the plaintiff's complaint, and marked Exhibit "B", executed on the 6th. day of January, 1921, by said defendants Sam Bluestein and Lena Bluestein, his wife, and said Fannie Bluestein, then living and unmarried, but since deceased, and each of them, and recorded on the 7th. day of January, 1921, in Mortgage Record 784, at page 455, in the office of the Recorder of Marion County, Indiana, and that hereby said mortgagors, mortgaged and warranted to said mortgagee Association the real estate described in the complaint and hereinafter described, to-wit:

Lot Sixty-one (61) in McCarty's Subdivision of the East Part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, at page 86, in the office of the Recorder of Marion County, Indiana.

The court finds that said sums are also secured by said first mortgage upon the real estate as described below and set out in the plaintiff's complaint, and marked Exhibit "D", executed on the 17th. day of March,



1924, by said defendants Sam Bluestein and Lena Bluestein, his wife, and the said Fannie Bluestein, then living and unmarried, but since deceased, and each of them, and recorded on the 18th. day of March, 1924, in Mortgage Record 882, at page 545, in the office of the Recorder of Marion County, Indiana, and that thereby, said mortgagors, mortgaged and warranted to said mortgagee association the real estate described in the complaint and hereinafter described, to-wit:

Lot Sixty-one (61) in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, at page 86, in the office of the Recorder of Marion, County, Indiana.

The court finds that said mortgages are valid and subsisting first liens upon and against said real estate, prior and superior to all other liens thereon, excepting only taxes and assessments, legally levied and assessed thereon. The court finds that said mortgages are now in default under the terms thereof and the laws of the State of Indiana, and that plaintiff is entitled to have judgment thereon, and said mortgages foreclosed as against each and all of the defendants herein, and said real estate sold to satisfy same as provided by law. The court finds that said real estate is not susceptible of division without manifest damage, and that same shall be sold as a whole, and sold free and clear of all liens and encumbrances excepting only taxes and assessments legally levied and assessed thereon.

117 ✓  
The court finds that at the time of the execution of the aforesaid mortgages the said real estate was vested in fee simple in said defendant Sam Bluestein and in the said Fannie Bluestein, who was the mother of said Sam Bluestein, as tenants in common and in equal shares. That subsequently the said Fannie Bluestein died intestate, a widow and unmarried, on or about January ----, 1933, and that she left her surviving as her sole and only heirs at law, her four children, to-wit, the defendants, Sam Bluestein, Harry Bluestein, Frank Bluestein and Abe Bluestein, and that there vested in each of said defendant heirs an undivided 1/8th interest therein, subject to plaintiff's said mortgages and to all of plaintiff's rights in the premises. The court finds that there had been vested previously in said defendant Sam Bluestein an undivided 4/8ths interest and that with the undivided 1/8th interest so inherited from his said deceased mother, Fannie Bluestein, he thereupon and thereafter was vested with an undivided 5/8ths interest and that he held same as a tenant in common with the said defendants Harry Bluestein, Frank Bluestein and Abe Bluestein each of whom was vested and is still vested with an undivided 1/8th interest in and to said real estate, all subject to plaintiff's said mortgages and to all of plaintiff's rights in the premises. The court finds that said defendants Sam Bluestein, Harry Bluestein,

P



Frank Bluestein and Abe Bluestein have since been and now are the sole and only present seizors of said realty in the proportions set out and all subject to plaintiff's said mortgages and to all of plaintiff's rights in the premises. The court finds that the estate of said Fannie Bluestein, deceased, was never administered legally and that she had no estate other than her undivided interest in said realty and that same was not subject to Inheritance Tax and that all of her debts including expenses of last illness and funeral were paid in full.

The court finds that the defendant Lena Bluestein is the wife of the defendant Sam Bluestein, and that the defendant Fannie Bluestein is the wife of the defendant Harry Bluestein, and that the defendant Rose Bluestein is the wife of the defendant Frank Bluestein, and that the defendant Maude Bluestein is the wife of the defendant Abe Bluestein, and that said wives have no other right, title or interest in or to said real estate except as such wives of said defendant seizors.

The court finds that each and all of said defendant seizors have failed and refused to make payments under and to perform the other terms and conditions of plaintiff's said mortgages and that they and each of them have continued said default to this date.

The court finds that said defendant mortgagors and seizors, and each of them, have failed to perform the conditions and stipulations of said bonds and mortgages and have continued said default to this date. That said defendants and each of them failed to pay taxes and assessments legally levied against said real estate and have permitted same to become delinquent.

The court finds that said mortgaged property is deteriorating in value to the great damage of and danger to plaintiff's security. That same is not occupied as a residence by the owners thereof, and is encumbered for more than the reasonable value thereof. That plaintiff is entitled to the immediate appointment of a receiver to take charge of said real estate, hold and conserve same and to collect the rents, issues and profits thereof and to disburse same under the orders of this court.

The court finds that the defendant The Board of Commissioners of the County of Marion, State of Indiana, is claiming and attempting to assert some right, title or claim against said real estate by reason of a certain judgment for costs rendered against the defendant Sam Bluestein, October 3, 1933, in Cause No. 24641 in the Municipal Court of Marion County, Indiana, as shown by Order Book 49, at page 613, and that the lien of said judgment is inferior, junior and subordinate to the lien of plaintiff's said mortgages and that plaintiff is entitled to have said mortgages foreclosed against the same.



256288

IT IS THEREFORE CONSIDERED, ORDERED, ADJUDGED AND DECREED, by the court that the plaintiff Celtic Federal Savings and Loan Association of Indianapolis is now vested with all rights, title and interests in and to said bonds and mortgages and is entitled to all remedies and relief at law and in equity thereunder, and that said plaintiff have and recover of and from the defendant Sam Bluestein, in personem and in rem, and against the defendants Harry Bluestein, Frank Bluestein and Abe Bluestein, in rem, and each of them, jointly and severally, the said aggregate sum of Nine Hundred Fifty-five and 72/100 Dollars (\$955.72), on the bonds and mortgages described above and set out in the plaintiff's complaint, together with the costs of this action and all accruing costs in this behalf laid out and expended and taxed at \$-----, without any relief whatsoever from valuation or appraisement laws, the said judgment to bear interest at the rate of 6½% per annum as provided by law from the date of the rendition thereof. That plaintiff's said judgment shall be prior and superior to all other liens upon and against said real estate excepting only taxes and assessments legally levied and assessed thereon.

119 ✓  
It is further considered, ordered, adjudged and decreed by the court that any right, title or interest held or claimed by the defendant The Board of Commissioners of the County of Marion, State of Indiana, in or to the judgment for costs rendered in Cause No. 24641 in the Municipal Court of Marion County, Indiana, as shown by Order Book 49, at page 613, is junior and inferior to the lien of plaintiff's said mortgages and that said mortgages shall be foreclosed against the same and that said judgment shall cease to be a lien upon and against said real estate from and after the date of the sale herein ordered, excepting, however, that in the event there shall be a residue remaining from the proceeds of said sale after the payment of plaintiff's judgment, interest thereon, costs and accruing costs thereon, such residue, if any shall be applied and credited upon said judgment lien.

p  
It is further ordered, adjudged and decreed by the court that said mortgages be and the same hereby are foreclosed, and that the equity of redemption of each and all of the defendants and that of all persons, firms or corporations claiming of, from, under or through them, or any of them, in and to the real estate described in the complaint, same lying and being in the County of Marion, State of Indiana, and described as follows, to-wit:--

Lot Sixty-one (61) in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, at page 86, in the office of the Recorder of Marion County, Indiana,

be and the same hereby is barred and foreclosed, and that the said described real estate and all of the right, title and interests of said defendants and each of them, and of all persons, firms or corporations claiming of, from, under or through them or any of them, in or to said real estate shall be sold by the sheriff of said County of Marion, State of Indiana, as other lands are sold



256288

on execution, the sale to be made without any relief whatsoever from valuation or appraisement laws, and to be made free and clear from all liens except taxes and assessments legally levied and assessed thereon.

The proceeds arising from said sale to be applied as follows:

- (1) To the payment of the costs and accruing costs herein.
- (2) To the payment of the amount found due the plaintiff on the claim sued on herein, being the amount of the judgment hereinbefore rendered, to-wit, \$955.72, together with interest from this date.
- (3) The overplus, if any there be, to be paid by the sheriff to the clerk of this court for the use of the party lawfully entitled thereto and duly authorized to receive the same.

In the event said mortgaged premises shall fail to sell for a sufficient sum to pay and satisfy said plaintiff's judgment, interest, costs and accruing costs, the residue thereof remaining unpaid shall be levied of the goods and chattels, lands and tenements, of said mortgage debtor defendant Sam Bluestein subject to execution and the sale thereof shall be made without any relief whatsoever from valuation and appraisement laws.

It is further ordered, adjudged and decreed by the court that upon the expiration of the statutory period of redemption, and the execution by the sheriff of a deed of conveyance for said mortgaged premises so sold and not redeemed, to the person or persons, firm or corporation entitled thereto, the defendants to this suit and any one claiming under or through them, or any or either of them, then in possession of said real estate, or any part thereof, shall upon demand and the exhibition of said deed or a certified copy thereof, forthwith surrender to the holder of such deed, the full and peaceable possession of said real estate. And in the event such person or persons, firm or corporation, or any or either of them, shall fail or refuse to surrender possession as aforesaid, then upon motion of the one entitled to such possession an order shall be entered in this cause, directing a writ of assistance to be issued to said sheriff, commanding him to remove such person, persons, firm or corporation from said real estate and to put the holder of such sheriff's deed into the full and quiet possession thereof.

It is hereby ordered, adjudged and decreed by the court that Leo F. Welch of the City of Indianapolis, County of Marion, State of Indiana, heretofore appointed a receiver herein shall so continue as such receiver and shall take charge of said real estate, hold and conserve same, collect the rents and profits thereof, receive, hold and disburse same for taxes, assessments, necessary repairs, insurance, and all other expenditures that may be necessary to protect and conserve said



256288

realty during the period of redemption or until the further order of this court, and the court finds that said receiver has heretofore filed a sufficient undertaking herein which has been approved by the court.

It is further ordered that a certified copy of this decree, under the hand and seal of the clerk of this court shall be the full and sufficient authority of the sheriff and the receiver to execute the same.

All of which is finally ordered, adjudged and decreed. Order Book 615 page 502.

August 3, 1938. Certified Copy of Decree and Writ of execution issued to the Sheriff of Marion County and returned endorsed as follows: - Came to Hand August 9, 1938, at 2:59 o'clock PM., and I advertised the within described Real Estate, by first giving due and legal notice of the time and place of sale for at least twenty days next before the day of sale, by posting printed notice thereof in three of the most public places in Center Township wherein said property is situate, and one at the Court House door of Marion County, Indiana, and also by publication for three weeks successively, one time each week, next before the day of sale, in "The Indianapolis Star," a daily newspaper of general circulation printed in the English language, and published in the City of Indianapolis, in said County. Said sale was set for the 22nd day of October 1938. And I did, on said day, at the door of the Court House of said County, between the hours of 10 o'clock A. M. and 4 o'clock P. M., at public auction, first expose to sale the rents and profits for a term not exceeding seven years, of said Real Estate: As herein described and received no bid therefor, I then and there offered at public auction, as aforesaid, the fee simple of said Real Estate, As herein described and Celtic Federal Savings & Loan Association of Indianapolis did then and there bid the sum of Nine Hundred Dollars, and no person bidding more, and that being the highest and best bid, the same was in due form openly struck off and sold to it for said sum.

And having paid said bid by receipting the judgment for the sum of Eight Hundred Forty Five and 65/100 Dollars, and paying to me all costs hereon, taxed at \$54.35 I executed and delivered to said purchaser a Certificate of Sale of said Real Estate and filed with the Clerk of the Marion Circuit Court a duplicate thereof. I have disbursed the proceeds of said sale as follows:

Paid Plaintiff on Judgment as per receipt hereon,	\$845.65
Paid The Indianapolis Star for advertising sale	14.00
Retained my fee	10.75
And return balance herewith to the Clerk of Marion County,	29.60
and this writ is returned partly satisfied.	900.00

Otto Ray

Sheriff Marion, County, Ind.  
By Henry Mueller, Deputy.

256288

Execution Docket 82 page 353.  
November 21, 1939. Receiver Discharged.  
Order Book 635 page 314.

Town Lot Record  
1024 page 318  
Inst. #43232  
Oct. 25, 1939  
Recorded  
Nov. 10, 1939

Al Feeney Sheriff of  
Marion County, Indiana  
to  
Celtic Federal Savings & Loan  
Association of Indianapolis

Sheriff's Deed  
(U. S. Revenue  
Stamp attached)

Lot 61 in McCarty's Subdivision of the East  
part of out lot 120 in 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.

Sold as the property of Sam Bluestein, Harry  
Bluestein, Frank Bluestein, Abe Bluestein, by virtue  
of proceedings as shown in the Superior Court of  
Marion County, Indiana, in Cause No. A-99830.

Misc. Record  
7 page 66  
Inst. #6739  
Aug. 12, 1884  
Recorded  
Aug. 12, 1884

ARTICLES OF ASSOCIATION OF CELTIC SAVING AND LOAN  
ASSOCIATION NO. 3 OF INDIANAPOLIS, INDIANA.

Organized July 31st, 1884.

We the undersigned persons hereby associate  
ourselves together under the Corporate name of  
"Celtic Saving and Loan Association No. 3 of  
Indianapolis, Indiana with a capital stock of  
\$100,000 divided into 500 shares of \$200 each with  
the object in view of providing for the benefit  
of the stockholders, a safe and profitable invest-  
ment of their savings.

The operations are to be carried on in Indi-  
anapolis, Marion County, Indiana.

The affairs of the association for the first  
year shall be managed by a board of 9 directors and  
officers as follows:

Dr. E. J. Brennan, President,  
Jas. H. Deery, Vice President,  
John R. Welch, Secretary,  
James Renihan, Treasurer,  
John Carlon,  
D. J. Sullivan,  
John Murry,  
Edw. Foster,  
Rev. D. O. Donohue

These Articles can only be amended by a vote  
of two thirds of the stockholders.



256288

In Testimony of which we have hereunto set  
our hands at Indianapolis this 12th day of August,  
1884.

E. J. Brennan,  
James H. Deery,  
John R. Welch,  
James Renihan,  
John Murray,  
John Carlon,  
D. J. Sullivan,  
D. O. Donayhuy,  
E. Foster,  
James M. Hugh,  
James Doherty,  
Patrick J. Kelleher  
Thomas J. Foster, Jr,

(Duly acknowledged).

For increase of capital stock from \$100,000.00  
to \$1,000,000.00 see Misc. Record 8 page 202.

For increase of capital stock from \$1,000,000.00  
to \$2,000,000.00 see Misc. Record 31 page 331.

NOTE: (We find no record of increase of Capital  
Stock from \$2,000,000.00 to \$3,000,000.00 in the  
Recorder's office of Marion County, Indiana.)

For increase of capital stock from \$3,000,000.00  
to \$4,000,000.00 see Misc. Record 69 page 165.

For increase of capital stock from \$4,000,000.00  
to \$6,000,000.00 see Misc. Record 75 page 465.

For increase of Capital Stock from \$6,000,000.00  
to \$8,000,000.00 see Misc. Record 91 page 25.

NOTE: (We find no record of increase of capital  
stock from \$8,000,000.00 to \$10,000,000.00 in the  
Recorder's office of Marion County, Indiana.)

For increase of Capital Stock from \$10,000,000.00  
to \$12,000,000.00 see Misc. Record 124 page 386.

For increase of Capital Stock from \$12,000,000.00  
to \$15,000,000.00 see Misc. Record 146 page 351.

For increase of Capital Stock from \$15,000,000.00  
to \$20,000,000.00 see Misc. Record 168 page 426.

For increase of Capital Stock from \$20,000,000.00  
to \$25,000,000.00 see Misc. Record 185 page 441.

For increase of Capital Stock from \$25,000,000.00  
to \$30,000,000.00 see Misc. Record 211 page 384.

256288

Judgment Search

-8-

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:

Harry Bluestein,  
Frank Bluestein and  
Abe Bluestein,

from June 29, 1934  
to and including  
June 15, 1938,

Sam Bluestein

from April 20, 1938, 8A.M.  
to and including  
June 15, 1938,

and vs.

126 ✓  
Celtic Saving and Loan  
Association No. 3, and  
Celtic Federal Savings  
and Loan Association of  
Indianapolis,

for the 10 years  
last past and  
against none other.

-9-

127 ✓  
Taxes for the year 1943 on the real estate for which this abstract is prepared are assessed in the name of Celtic Federal Sav. & Loan Ass'n. and are due and payable on or before the first Mondays in May and November of 1944.

General Tax Duplicate No. 316117, C - D, Indianapolis, Center Township, Parcel No. 7100.

✓ May Installment \$23.10 Paid.

✓ November Installment \$23.10 Unpaid.

SEE SUBSEQUENT CONTINUATION  
36

-10-

128 ✓  
Taxes for the year 1944 now a lien.

SEE SUBSEQUENT CONTINUATION  
37



256288

# GUARANTEED CERTIFICATE

-11-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

129 ✓  
This certificate covers entries Nos. 1 to 11 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 14 both inclusive.

Dated at Indianapolis, Indiana, July 1, 1944, 8 A.M.

**UNION TITLE COMPANY**

By

Albert M. Bristol  
President and General Manager

# UNION TITLE COMPANY

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

Capital Stock \$1,000,000.00

256288

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

### SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

*Prepared for:* Celtic Federal Savings and Loan Association of  
Indianapolis, Indiana.

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

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

This certificate covers all divisions of both Districts of the State down to and including July 1, 1944, 8 A.M. and

The Indianapolis Division of the Southern District down to and including July 1, 1944, 8 A.M.

Harry Bluestein  
Frank Bluestein  
Abe Bluestein  
Sam Bluestein  
Celtic Saving and Loan  
Association, No. 3.  
Celtic Federal Savings and  
Loan Association of Indianapolis.

UNION TITLE CO.

BY *Albert M. Bristor*  
PRESIDENT



258251

CAPTION

-1-

131 (Continuation of Abstract of Title to Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Since July 1, 1944, 8:00 A.M.

132 Prepared for: Celtic Federal Savings and Loan Association of Indianapolis, Indiana.

Town Lot Record  
1148 page 555  
Inst. #26387  
July 14, 1944  
Recorded  
July 18, 1944

Celtic Federal Savings and  
Loan Association of  
Indianapolis (Corp. Seal)  
By Charles L. Barry,  
President, By Leo F. Welch,  
Secretary  
to  
Myrtle M. Crouch

Special Warranty Deed  
U. S. Revenue  
Stamp Attached

-2-

133 (Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 in 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.  
Subject to the taxes for the year 1944, payable in 1945.

The Warranties herein are limited strictly to the acts of the Grantor.

The officers hereby assert they are duly authorized to execute this conveyance.

Proper citizenship clause is attached.

258251

Mortgage Record  
1332 page 366  
Inst. #26389  
July 14, 1944  
Recorded  
July 18, 1944

-3-

Myrtle M. Crouch,  
widow and unmarried,  
to

Celtic Federal Savings and  
Loan Association of Indianapolis

Lot 61 in McCarty's Subdivision of the East Part  
of Out Lot 120 in the City of Indianapolis, as per  
plat thereof, recorded in Plat Book 2, page 86 in  
the office of the Recorder of Marion County, Indiana.

To secure the performance of the provisions here-  
of and the payment of a certain obligation evidenced  
by a promissory note of even date herewith for the  
principal sum of \$1200.00 payable on or before 10 years  
after date, with interest thereon as provided in said  
note, said principal and interest being payable in reg-  
ular monthly installments of \$13.02 each, payable on  
or before the 14th day of each calendar month here-  
after, and with attorney's fees.

SATISFIED OF RECORD 4-18-50  
AT THE UNION TITLE CO.  
BY *Vern E. Bunnidge*  
PRESIDENT

Judgment Search

-4-

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.

Celtic Saving and Loan  
Association No. 3,  
and  
Celtic Federal Savings and  
Loan Association of  
Indianapolis,

and vs

Myrtle M. Crouch,

from July 1, 1944  
8 A.M. to and including  
July 18, 1944

for the 10 years  
last past and  
against none other.



258251

-5-

Taxes for the year 1943 on the real estate for which this abstract is prepared are assessed in the name of Celtic Federal Sav. & Loan Ass'n. and are due and payable on or before the first Mondays in May and November of 1944.

General Tax Duplicate No. 316117, C-D., Indianapolis, Center Township, Parcel No. 7100.

136

May installment \$23.10 paid.

✓ November installment \$23.10 unpaid

SINCE PAID IN FULL  
ATTEST. UNION TITLE CO.  
BY Vern E. Boudridge  
PRESIDENT

-6-

137 ✓ Taxes for the year 1944 now a lien.

SINCE PAID IN FULL  
ATTEST. UNION TITLE CO.  
BY Vern E. Boudridge  
PRESIDENT

4

258251

**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 Old Age Certificate Index in said Office, affecting the title to the real estate described in the Caption hereof.

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, August 16, 1944, 8:00 A.M.

**UNION TITLE COMPANY**By *Albert M. Bristol*  
President and General Manager.

-4-BMS



# UNION TITLE COMPANY

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

Capital Stock \$1,000,000.00

★  
258251

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES,  
INTERNAL REVENUE TAX LIENS

Prepared for: **Celtic Federal Savings and Loan Association of Indianapolis, Indiana.**

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

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

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

August 16, 1944, 8:00 A.M. and

The Indianapolis Division of the Southern District down to and including

August 16, 1944, 8:00 A.M.

Celtic Saving and Loan  
Association No. 3

Celtic Federal Savings and Loan  
Association of Indianapolis

Myrtle M. Crouch

139 ✓  
UNION TITLE CO.

BY *Albert M. Griston*  
PRESIDENT

BMS

586175

CAPTION

-1-

Continuation of Abstract of Title to Lot 61 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.  
Since August 16, 1944, 8 A.M.

Prepared for: Don R. Money, Administrator of the  
Estate of Myrtle M. Crouch, Deceased.

-1 1/2-

Myrtle M. Crouch died intestate May 31, 1958.

IN THE PROBATE COURT OF MARION COUNTY.

Estate Docket  
177 page 65828

-2-

IN THE MATTER OF THE ESTATE OF MYRTLE M. CROUCH, DECEASED.

June 3, 1958. Renunciations filed by Lucy Smith and Allie Blacker, bond filed and Don R. Money, duly appointed and qualified as administrator of the estate of Myrtle M. Crouch, deceased.

Order Book 435, page 193.

June 23, 1958. Proof of notice of appointment filed.

July 8, 1958. Inventory and Appraisement filed showing therein that after taking oath of office, Stilling Shory and Howard L. Eads, appraised caption real estate for \$4,250.00.  
(PENDING.)

SEE SUBSEQUENT CONTINUATION

IN THE PROBATE COURT OF MARION COUNTY.

Estate Docket  
177 page 65828  
Verified Petition  
filed  
July 8, 1958

-3-

IN THE MATTER OF THE ESTATE OF MYRTLE M. CROUCH, DECEASED.

PETITION TO SELL REAL ESTATE

Don R. Money as Administrator of the estate of Myrtle M. Crouch, deceased, respectfully represents and shows to the Court:



586175

1. That decedent died the owner in fee simple of the following described real estate in the County of Marion, State of Indiana, to-wit:

Lot No. 61 in Out Lot 120 in McCarty's East Subdivision, an addition to the City of Indianapolis, Indiana, recorded in Plat Book 2, page 86, in the Marion County Recorder's Office, Indiana.

2. The appraisement value as shown by the appraisement file herein is the sum of \$4250.00.

3. The decedent left surviving her the following heirs at law:

Name:	Relationship:	Address:
Allie Blacker	Niece	Urbana, Illinois
Lucy Smith	Niece	Lizton, Indiana
Pearl Richards	Niece	Homer, Illinois
Helen Wilson	Niece	Chicago, Illinois
Paul Otis	Nephew	Chicago, Illinois.

4. It is necessary for the said Administrator to sell said real estate for the following purposes:

- a) For payment of claims allowed against the estate.
- b) For payment of expenses of Administration of this estate.
- c) For payment of State taxes assessed upon estate.
- d) For making distribution of this estate.
- e) That said sale is in the best interests of said estate.

5. Said Administrator deems it advisable that a broker be employed to assist him in sale of said estate.

WHEREFORE, said Administrator prays The Court for an order fixing a time and place for a hearing hereof; and after such hearing that it order the sale of said real estate and fix the terms and notice for such sale.

July 8, 1958. Waivers of notice of hearing and consent to the sale of real estate as prayed for in above petition filed by Allie Blacker, Lucy Smith, Pearl Richards, Helen Wilson, and Paul Otis.

July 8, 1958. ORDER AUTHORIZING PRIVATE SALE OF REAL ESTATE.

COMES NOW Don R. Money, as Administrator of the Estate of Myrtle M. Crouch, deceased, and submits his verified petition herein praying for authority to sell real estate described hereinafter in the County of Marion, State of Indiana, which petition is in the words and figures following, to-wit: (H.I.)

AND IT APPEARING that Allie Blacker, Lucy Smith, Pearl Richards, Helen Wilson, Paul Otis, are heirs at law of said decedent and it appearing further that each of said persons has waived issuance and service of notice upon him and has consented to the sale petitioned for;

AND THE COURT FINDS that no answer or objections have been filed to said petition and that the same is now properly before the Court for the action thereon; and the Court being fully advised in the premises finds that the relief therein prayed should be granted.

586175

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that Don R. Money, as Administrator of the Estate of Myrtle M. Crouch, deceased, be, and he hereby is, authorized and directed to sell the parcel of real estate known as 1026 South Illinois Street, in the City of Indianapolis, Indiana, more particularly described as Lot No. 61 in Out Lot 120 in McCarty's East Sub-division, an addition to the City of Indianapolis, Indiana, recorded in Plat Book 2, page 86, in the Marion County Recorder's Office, Indiana, for a total consideration of not less than \$3500.00 cash, being the appraised value thereof, at private sale, and said Administrator shall give at least 10 days notice by a duly authorized newspaper, printed and published in the County of Marion, in the State of Indiana.

September 22, 1958.  
Re-appraisement filed showing that Robert V. Bridwell and Richard M. Orr, who, after taking oath, re-appraised Lot 61 herein at \$2,900.00.  
September 30, 1958.  
Verified petition for re-appraisal of caption real estate filed and approved, and for the purpose of making such re-appraisement the Court appoints Richard M. Orr and Robert V. Bridwell. Order Book 443 page 630. (Re-appraisement was filed on September 22, 1958).

ATTEST UNION TITLE CO.

BY Vern E. Bundridge  
PRESIDENT

IT IS FURTHER ORDERED that said Administrator be, and he is hereby, authorized to employ a broker to find a purchaser for said real estate, and to pay all necessary costs and expenses in connection with said sale.

IT IS FURTHER ORDERED that said Administrator make due report of his activities in this behalf.

Order Book 440, page 28.

August 22, 1958. Proof of publication of notice of sale of real estate filed, showing that said notice was published in the Indianapolis Commercial, a daily newspaper of general circulation, printed and published in the city of Indianapolis, County of Marion, for 1 insertion, which publication was on the 16 day of August, 1958.

(PENDING.)

SEE SUBSEQUENT CONTINUATION

Lien Record  
586 page 510  
Inst. #75516  
Dec. 6, 1957  
Recorded  
Dec. 6, 1957

Holland Furnace Company  
By A. L. Case,  
to  
Myrtle Crouch

Lot No. 61 in McCarty's Sub. of the East part of Outlot No. 120, in the City of Indianapolis, Marion County, Indiana; also known as 1026 South Illinois Street.

For the sum of \$853.00.

9-29-58  
SATISFIED OF RECORD  
ATTEST. UNION TITLE CO.  
BY Vern E. Bundridge  
PRESIDENT  
Notice of Mechanic's Lien

-4-

Satisfied  
of record  
9/29/58  
SJ

-3- rgh



586175

Old Age Assistance  
Search

-5-

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

Juvenile Court  
Search

-6-

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

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

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:

Myrtle M. Crouch

from September 16, 1947,  
to and including  
May 31, 1958, and  
against none other.

586175

-8-

Taxes for the year 1957 on the real estate for which this Abstract is prepared are assessed in the name of Myrtle M. Crouch, and are due and payable on or before the first Mondays in May and November of 1958.

General Tax Duplicate No. 280871, C-D, Indianapolis, Center Township, Parcel No. 7100.

Wh. *Supton*

May Installment \$21.84 Paid.

November Installment \$21.84 Unpaid.

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

-9-

Taxes for the year 1958 now a lien.

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



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

-10-

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:

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

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.



586175

Non-Conforming Uses.

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

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

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

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

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

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

-11-

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 ordinances now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing master plans now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana.

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

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

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

If such lands lie outside the corporate limits of any incorporated city or town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance. said existing Marion County Master Plan Permanent Zoning Ordinance, being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

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

Effective March 28, 1957.

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

-12-

September 12, 1958. 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.



586175

# 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, September 18, 1958, 8 A.M.

UNION TITLE COMPANY

by

Vern E. Bundridge  
President

-10- rgh

# 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

586175

## 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: **Don R. Money, Administrator of the Estate of  
Myrtle M. Crouch, Deceased.**

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

**September 17, 1958, 8 A.M. and**

The Indianapolis Division of the Southern District down to and including

**September 18, 1958, 8 A.M.**

**Myrtle M. Crouch**

UNION TITLE CO.

BY

PRESIDENT

*Vern E. Bursdidge*

rgn



65-439A

CAPTION

-1-

Continuation of Abstract of Title to Lot 61 in  
McCarty's Subdivision of the East part of Out Lot 120  
of the Donation Lands of the City of Indianapolis,  
as per plat thereof, recorded in Plat Book 2, page 86,  
in the Office of the Recorder of Marion County, Indiana.  
Since September 18, 1958, 8 A.M.

Prepared for: W. Lawrence Sexton

Town Lot Record  
1723, Inst. #65476  
Oct. 9, 1958  
Recorded  
Oct. 15, 1958

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Don R. Money being duly sworn according to law,  
deposes and says:

That he is the Administrator of the Estate of  
Myrtle M. Crouch who died intestate, May 31, 1958.

That the Judge of the Marion County Probate  
Court, Dan V. White, issued an order to re-appraise  
the following described real estate on September 30,  
1958, the legal description of said real estate being  
as follows:

Lot 61 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.

That this affiant knows of his own personal knowledge  
that Myrtle M. Crouch, the decedent and owner of the  
above-described real estate at the time of her death,  
was unmarried and was survived by no child, no decedent  
of a deceased child, and left surviving as her sole  
heirs Allie Blacker, Lucy Smith, Pearl Richards,  
Helen Wilson and Paul Otis, decedent was survived by  
no brother or sister.

Further affiant saith not.

Don R. Money, Administrator

-1- dkr -over-

65-439A

Subscribed and sworn to before me a Notary Public in and for the above county and state, this 9th day of October, 1958.

Paul G. Sirmin (LS)  
Notary Public

My commission expires: May 12, 1960.

Estate Docket  
177 page 65828

-3-

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF MYRTLE M. CROUCH,  
DECEASED.

(As continued from a preceding continuation).

February 24, 1959. Verified Final Report filed.

March 9, 1959. Proof of publication of final notice filed.

March 23, 1959. Final Report approved and ordered returned to Court for Supplemental Report of Distribution.

Order Book 457, page 138.

Final Report Record 317, page 581.

May 13, 1959. Supplemental Final Report of distribution filed, approved and estate closed.

Order Book 461, page 6.

Note: Entry on Final Report reads in part as follows, towit:

More than six months have elapsed since the date of the first published notice to the heirs and creditors herein; all claims filed against said estate and all debts and liabilities of said decedent and her estate except distribution have been paid or discharged; neither said decedent nor her administrator was an employer of labor as that term is defined in the Indiana Employment Security Act; all Inheritance and Gross Income Taxes due the State of Indiana have been paid; said estate was not subject to Federal Estate Tax.

Decedent died intestate and left surviving her as her sole heirs at law the following persons:

Lucy Smith, Niece, Allie Blacker, Niece, Pearl Richards, Niece, Helen Wilson, Niece, Paul H. Otis, Nephew.

Said decedent died the owner in fee simple of the following described real estate, located in Marion County, Indiana, towit:



65-439A

Lot No. 61 in Out Lot 120 in McCarty's East Sub-division, an addition to the City of Indianapolis, Indiana, recorded in Plat Book 2, page 86, in the Marion County Recorder's office, Indiana.

That the above real estate was sold to Emmett L. Andrews and Anna M. Andrews, husband and wife, for \$2900.00, to pay debts of said estate.

ABSTRACTER'S NOTE: Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement and Order determining tax, lists Lot 61 herein as an asset of said estate. Said Schedule and Order further shows the gross value of said decedent's estate to be \$5,488.00.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket  
177 page 65828

-4-

IN THE MATTER OF THE ESTATE OF MYRTLE M. CROUCH, DECEASED.

(As continued from a preceding continuation).

October 10, 1958. Verified Report Of Private Sale of Real Estate.

Don R. Money, as Administrator of the Estate of Myrtle M. Crouch, deceased, respectfully petitions and shows to the Court:

1. Pursuant to the Order of this Court dated August 13, 1958, authorizing him to sell the real estate in Marion County, in the State of Indiana, commonly known as 1026 South Illinois Street, Indianapolis, Indiana, and more particularly described as follows:

Lot No. 61 in Out Lot 120 in McCarty's East Sub-division, an addition to the City of Indianapolis, Indiana, recorded in Plat Book 2, Page 86, in the Marion County Recorder's Office, Indiana, he did with compliance with said order, sell at private sale said real estate to Emmett L. Andrews and Anna M. Andrews for the sum of \$2900.00 cash, that being the appraised value of the said real estate, and said purchaser being the offerer of the highest sum for said real estate.

-3- dkr -over-

65-439A

2. Pursuant to said order of this Court, he gave notice of such sale and attaches the proof hereto, marked "Exhibit A".

3. He did not directly or indirectly acquire any beneficial interest in said real estate.

4. Said Purchaser has complied in all things with the terms of said sale.

5. His bond heretofore filed herein is adequate to cover the proceeds of said sale.

6. He submits herewith for approval his proposed deed to said purchaser.

WHEREFORE, Said Administrator submits this report of sale, and prays that said sale and this report may be approved and confirmed.

And the Court having examined said report, finds that the sale of said real estate has been at the price and terms most advantageous to the estate and was in all respects made in conformity with law and ought to be confirmed; and the Court further finds that the bond of said Administrator is adequate to cover the proceeds of said sale.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the Report of Sale of said Administrator of said real estate be, and the same is, in all things hereby approved and that the Administrator's Deed submitted with said Report of Sale conveying said Real Estate to Emmett L. Andrews and Anna M. Andrews, the purchasers herein, be and the same is, hereby approved.  
Order Book 444, page 439.

Town Lot Record  
1723, Inst. #65477  
Oct. 10, 1958  
Recorded  
Oct. 15, 1958

-5-

Don R. Money, as Administrator  
of the Estate of Myrtle M. Crouch,  
by order of the Probate Court  
of Marion County, Indiana, entered  
in Order Book 444, on the records  
of said Court, on Page ----

to  
Emmett L. Andrews and  
Anna M. Andrews

Lot No. 61 in Out Lot 120 in McCarty's East  
Sub-division, an addition to the City of Indianapolis,  
Indiana, recorded in Plat Book 2, Page 86, in the  
Marion County Recorder's Office, Indiana.

Proper Citizenship Clause is attached.

Administrator's Deed  
(U. S. Revenue  
Stamp Attached)



65-439A

Examined and approved by me, this 10 day of  
October, 1958.

Dan V. White, Judge  
of the Marion County  
Probate Court

Town Lot Record  
1805, Inst. #33250  
March 31, 1960  
Recorded  
May 11, 1960

Emmett L. Andrews and  
Anna M. Andrews,  
husband and wife  
to  
W. Lawrence Sexton and  
K. Louise Sexton,  
husband and wife

Warranty Deed  
(No U. S. Revenue  
Stamp Attached)  
Consideration \$1.00 & Other  
valuable consideration

-6-

Lot 61 in Out Lot 120 in McCarty's East  
Subdivision, an Addition to the City of  
Indianapolis, Indiana, recorded in Plat Book 2,  
page 86, in the Marion County Recorder's Office,  
Indiana.

Subject to all taxes, liens and encumbrances now  
or hereafter assessed.

This deed is made and delivered in division and  
partition of real estate owned by the parties hereto.  
Proper Citizenship Clause is attached.  
Instrument shows name of person preparing same.

Old Age Assistance  
Search

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

-7-

-5- dkr

65-439A

Juvenile Court  
Search

-8-

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

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

Uniform Commercial  
Code

-9-

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

-10-

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

Emmett L. Andrews  
and  
Anna M. Andrews

from December 31, 1954  
to and including  
May 11, 1960

and vs

W. Lawrence Sexton  
and  
K. Louise Sexton,  
jointly and  
not individually

for the 10 years  
last past and  
against none other.



65-439A

-11- Taxes for the year 1962 and prior years paid in full.

-12- Taxes for 1963 payable 1964 in name of W. Lawrence and K. Louise Sexton.

Duplicate No. 431922, S, Indianapolis Center Township, Code No. 1-01, Parcel No. 7100.

May Installment \$87.29 Paid.

November Installment \$87.29 Paid.

Assessed Valuation:

Land \$280.00    Improvements \$1670.00    Exemptions (None)

$$\begin{array}{r} 280 \\ 1670 \\ \hline 1950 \end{array}$$

-13- Taxes for 1964 now a lien in name of W. Lawrence and K. Louise Sexton.

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

65-439A

O R D I N A N C E

-14- 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.



65-439A

For purposes of this section, "Additional Floor Area" shall include basement or other floor area (exclusive of

AA, <sup>P1</sup>1, A-2, A-3, A-4, A-5, A-6. Amendment dated July 7, 1961.

METROPOLITAN PLAN COMMISSION  
DOCKET NO. 61-AO-2

65-439A

O R D I N A N C E

-15- BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended be amended as follows:

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

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

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

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

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

METROPOLITAN PLAN COMMISSION  
DOCKET NO. 61-AO-2

65-439A

O R D I N A N C E

-15- BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended be amended as follows:

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

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

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

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

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



65-439A

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

-16-

December 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.

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.



65-439A

# GUARANTEED CERTIFICATE

-18-

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.  
watermarked "Union Title Company" Nos.  
Dated at Indianapolis, Indiana,

1 to 18 both inclusive and sheets  
1 to 12 both inclusive.  
December 30, 1964, 8 A.M.

UNION TITLE COMPANY

by C. Edward Zblum  
President

-12- dkr

# INTERIM CERTIFICATE OF TITLE

## Pioneer National Title Insurance Company

Union Title Division

Par # 28

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	65-439-S

Name on Plans W. Lawrence Sexton and K. Louise Sexton

Name of Fee Owner Not Available

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from December 31, 1964 to and including August 11, 1966 reveals no changes as to the real estate described under PNTIC # 65-439-A except:

1. Taxes for 1965 payable 1966 in name of W. Lawrence and K. Louise Sexton  
Duplicate # 6081744 Parcel # 1007100 Township I-Center Code # 1-01  
May \$ 92.82 (paid) (~~XXXX~~); November \$ 92.82 (~~XXX~~) (unpaid)  
Taxes for 1966 payable 1967 now a lien.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

*Bruce A. Nelson*

Assistant Secretary

*Walter A. McLean*

Vice President

Countersigned and validated as of the 17 day of August, 19 66

*James I. Wright*  
Authorized Signatory  
JAMES I. WRIGHT, Attorney



# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000,000.00

65-439A

## 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: **W. Lawrence Sexton**

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

December 23, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

December 24, 1964, 8 A.M.

Emmett L. Andrews

Anna M. Andrews

W. Lawrence Sexton

K. Louise Sexton

UNION TITLE CO.

BY P. Edward Blum  
PRESIDENT

sab