

66 41262

WARRANTY DEED

Project 1-70-3(52)77  
Code 0536  
Parcel 51

*C. Lange*

This Indenture Witnesseth, That HELENE KOENIG (ADULT UNMARRIED)

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

the STATE OF INDIANA for and in consideration of TWENTY THOUSAND (\$20000.00)

Dollars,

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

LOT 13 IN BROWN, FRANK AND KETCHAM'S SUBDIVISION OF PART OF CAVEN'S SUBDIVISION OF PART OF OUT LOTS 107 AND 108 IN THE CITY OF INDIANAPOLIS, INDIANA, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 107 IN THE RECORDER'S OFFICE OF MARION COUNTY, STATE OF INDIANA.

THIS CONVEYANCE IS FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, AND THE GRANTOR ALSO CONVEYS AND EXTINGUISHES ALL RIGHTS OR EASEMENTS OF INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABOVE DESCRIBED REAL ESTATE.

RECEIVED FOR RECORD

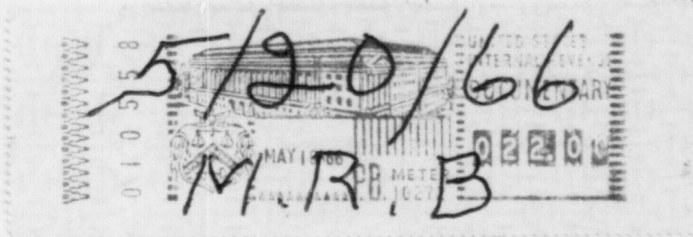
1966 AUG 11 AM 8:26

MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION

AUG 1 1966

*John T. ...*  
COUNTY CLERK



22.00

Paid by Warrant No. A-10686  
A-109687

Dated 8-8 1966

*W.H.B.  
5-23-66*

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).

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 GRANTOR

has hereunto set her hand and seal, this 20th day of May 1966

(Seal) *Helene Koenig* (Seal)  
HELENE KOENIG (ADULT UNMARRIED) (Seal)  
(Seal) (Seal)  
(Seal) (Seal)  
(Seal) (Seal)

66 41262

This Instrument Prepared by C. E. LANGE 5-28-65

SDK

JUN 22 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 acknowledged the same to be \_\_\_\_\_ voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires \_\_\_\_\_ Notary Public

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

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named \_\_\_\_\_

\_\_\_\_\_, Grantor \_\_\_\_\_ in the above conveyance, and acknowledged the same to be \_\_\_\_\_ voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

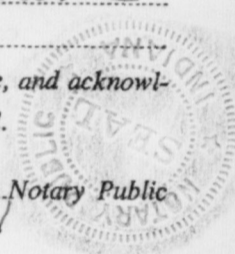
My Commission expires \_\_\_\_\_ Notary Public

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

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of May, A. D. 1966; personally appeared the within named Helene Roenig (Adult unmarried)

\_\_\_\_\_, Grantor \_\_\_\_\_ in the above conveyance, and acknowledged the same to be her 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 April 20th 1967 Melvin R. Brown Notary Public  
MELVIN R. BROWN



66 41262

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this \_\_\_\_\_

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

at \_\_\_\_\_ o'clock \_\_\_\_\_ m, and

Recorded in Book \_\_\_\_\_

Page \_\_\_\_\_

Recorder \_\_\_\_\_

Duly entered for \_\_\_\_\_

day of \_\_\_\_\_

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

August 4, 1966

To Helene Koenig & E. W. Koenig  
7625 Cynthia Sr.  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-109687 2-27-1966  
in settlement of the following vouchers: Transmittal #67-22

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>II</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>May 20, 1966</u>  Parcel #51 Escrow	\$2000	00

## PLEASE RECEIPT AND RETURN

Received Payment:

*Helene Koenig*Date: AUG 10 - 1966

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

August 4, 19 66

To Helene Koenig  
% E. W. Koenig  
7625 Cynthia Dr.  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-109684 7-27-1966  
in settlement of the following vouchers: Transmittal #67-22

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>May 20, 1966</u>  Parcel #51	\$18000	00

## PLEASE RECEIPT AND RETURN

Received Payment:

Helena Koenig

Date:

AUG 10 1966

Control

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 51  
Road I-70  
County Marion  
Owner Helene Koenig  
Address Phone-881-4612  
Address of Appraised Property:  
1018-20 S. High St.

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... April 20 & 21, 1966
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. 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 21, 1966 (Date):

Estimate of Appraisers:

	By: <u>Davidson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$20,000	\$	\$20,000
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - 0 -	\$	\$ - 0 -
The Total Value of Taking Is: (a minus b) TOTAL	\$20,000	\$	\$20,000
(1) Land and/or improvements	\$20,000	\$	\$20,000
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$20,000	\$	\$20,000

Approved	Date	Signed
Rev. Appr.	4-21-66	<u>Phillip St. York</u>
Asst. or Chief Appr.	5-2-66	<u>James B. [unclear]</u>
	5/5/66	<u>J. E. Gallagher</u>

AFFIDAVIT

I, Helene Koenig,  
being duly sworn upon (his) (her) oath that (he) (she) knew in  
(his) (her) lifetime Helene Koenig  
and is known to be one and the same person as Helena  
Koenig.

Helene Koenig  
Subscribed and sworn to before me this 20 day of  
May, 1966.

Melvin R Brown  
Notary Public

My Commission Expires April 20th, 191967



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. 70-3 (5)  
ITB

BUYER'S REPORT NUMBER: #3 COUNTY Marion PARCEL NO. 51

NAME & ADDRESS OF OWNER Helene Koenig 70 Edward Koenig 7625  
Cynthia Drive Indianapolis Indiana PHONE # 881 4612

NAME & ADDRESS OF PERSON CONTACTED Edward Koenig

PHONE #

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

DATE ASSIGNED 5-9-66 DATE OF CONTACT 5-26-66

OFFER \$ 20000.00 TIME OF CONTACT 12:30 PM

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

1. ( ) ( ) ( ) Checked abstract with owner? (Affidavit taken?: Yes \_\_\_ No \_\_\_)
2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
3. ( ) ( ) ( ) Any Mortgage? (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: Received 66A Paid tax receipt, check for  
66 B. Paid taxes, made copies of receipts,  
return originals,

Secured Parcel

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

Distribution Made

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

\_\_\_\_\_  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: #2 COUNTY Marion PARCEL NO. 51

NAME & ADDRESS OF OWNER Helene Koenig 90 E W Koenig 7625 Benthin  
Dr. Indiana Indianapolis Indiana PHONE # 881-4612

NAME & ADDRESS OF PERSON CONTACTED same

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

DATE ASSIGNED 5-9-66 DATE OF CONTACT 5-20-66

OFFER \$ 20000<sup>00</sup> TIME OF CONTACT 9:00 AM

- |    | YES                                 | NO                                  | N/A                                 | (Circle N/A if all questions are not applicable)  |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Checked abstract with owner? (Affidavit taken?: Yes <u>1</u> No <u>   </u> )                    |
| 2. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Showed plans, explained take, made offer, etc.?   |
| 3. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Any Mortgage? (Any other Liens, Judgements? Yes <u>   </u> No <u>X</u> )                        |
| 4. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Explained about retention of Bldgs. (any being retained? Yes <u>   </u> No <u>   </u> )         |
| 5. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Filled out RAAP Form?   |
| 6. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Walked over property with owner? (or who? <u>   </u> )  |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Arranged for payment of taxes? (Explain how in remarks)   |
| 8. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Secured Right of Entry? (Secured Driveway R.O.E.? Yes <u>   </u> No <u>   </u> N/A <u>   </u> ) |
| 9. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?                        |

REMARKS: ~~met~~ Met with Mrs Koenig and her son Edward at St Pauls Hermitage. Mrs Koenig signed all papers. Received \$22<sup>00</sup> check for revenue stamps. Mr Koenig is to mail a check for 66B taxes as soon as he gets 66A Paid Receipt from the treasurer's office.

Status of Parcel: ( ) Secured  Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? Get Receipt & check for 66B

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

Melvin R. Brown  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: #1 COUNTY Marion PARCEL NO. 51

NAME & ADDRESS OF OWNER Helene Koenig 90 E. W. Koenig 7625 Cynthia Drive Indianapolis PHONE # 881 4612

NAME & ADDRESS OF PERSON CONTACTED E. W. Koenig PHONE # \_\_\_\_\_

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

DATE ASSIGNED 5-9-66 DATE OF CONTACT 5-19-66

OFFER \$ 20000.00 TIME OF CONTACT 9:45

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. (X) ( ) ( ) Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Met with Mr Koenig and explained advance buying one price offer and taxes they are to pay also the need for \$25.00 in deed stamps. He is to talk to his attorney and call me

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

Distribution Made

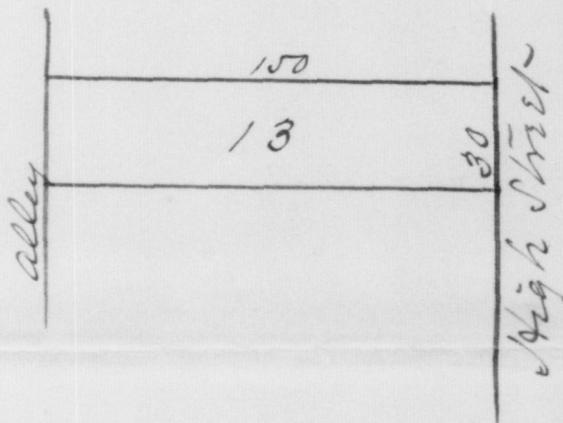
- (1) Parcel (1) Weekly Summary
- (X) Owner ( ) Other, Specify: \_\_\_\_\_

Melvin R. Brown  
(Signature)

# CHAIN OF TITLE AND INCUMBRANCES

To the following described Real Estate:

Lot 13 in Brown Frank Ketchums Subdivision  
of Carms Subdivision of parts of Sub Lots 107 & 108  
in the City of Indianapolis.



In the City of Indianapolis, Marion County, Indiana.

Prepared for Mary Behmer

By an act of the 14th Congress, 1st session, chapter 57, approved April 19, 1816, four sections of land in Township 15 north, of range 3 east, of the 1st principal meridian, are donated to the State of Indiana for a seat of Government.

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 east side of White River, contains 448.20 acres, leaving 202.07 acres to be taken out of section 3.

By an act of the 15th Congress, 2d session, chapters 83, 84 and 85, approved March 3, 1819, sections 1 and 12, and fractional sections 2 and 11, which lies on the east side of White River, and so much of section 3 as will make four entire sections, or 2,560 acres, shall constitute the above donation.

The original survey of the City of Indianapolis, as made in the year 1821, is included within North, South, East and West Streets, embracing squares from 1 to 101 inclusive, which were subdivided into lots; and, in pursuance of an act of 1824, out-lots numbering from 1 to 10 on the north, and 11 to 20 inclusive, on the south side of the city were laid off, and in 1825 an additional survey of out-lots, including 21 to 30 on the south; and 31 to 40 on the north side of the city was authorized. "H" is a square of two acres, laid out and sold for a brick yard, under authority of an act of 1822. By an act of 1827 the original plan of the city was modified by vacating parts of certain streets and alleys, as now represented, and squares numbered 11 to 20 inclusive on the north, and 78 to 101 inclusive on the south part of the city were authorized to be sold as out-lots. The survey of the remaining part of the donation authorized by the law of 1831. Plat filed in the Recorder's Office of Marion County, Indiana, July 5th, 1831.

1  
Agent of State } May 2. 1834  
to Deed } Record D. page 535  
Nicholas McCarty } Lot 107 & 1/2 Subd 108

2  
Nicholas McCarty wife } April 1. 1842  
to Warrant } Record A. page 279  
John Rose and George H. Bickney } Same facts

3  
John Rose wife } April 26. 1850  
to Warrant } Record X page 357  
George M. Hollenbeck } Same facts

4  
The said Hollenbeck & Bickney subdivided Subd 108 August 29 1854 as recorded in Plat Book 1 page 143

5  
George M. Hollenbeck wife } August 30. 1854  
to Quit-claim } Record 2 page 338  
George H. Bickney } Part Subd 108 -  
Commencing at a point on Delaware Street where South line of Green Street intersects with Delaware Street thence South along Delaware Street  $379\frac{7}{12}$  feet to a point thence in a South east direction on the East side of the Madison Road  $196\frac{1}{12}$  feet to a point on the East line of said Road thence East  $621\frac{10}{12}$  feet to a corner of said Street called High Street thence North  $534\frac{3}{12}$  feet to Green Street, thence West  $690\frac{1}{12}$  feet to place of beginning.

909

7091

6  
Ella A. Emory & Husband  
Mary A. Brisbane & Husband  
Heirs of George A. Bickling  
vs  
John Caven Warrant

September 20. 1875  
Record 43 page 427  
Part's Out into 107 & 108  
as described at No 5

7  
Ella A. Emory & Husband  
Mary A. Brisbane & Husband  
vs  
John Caven Warrant

August 10. 1871  
Record 51 page 162  
So much of the West part  
of N<sup>o</sup> 2 Out into 108

S. W. part Out into 107 embraced within following boundaries: Beginning at the S. W. Corner of Bickling & High Street thence west along South line of Bickling Street to Delaware Street thence south along East line of Delaware Street 394 <sup>1</sup>/<sub>2</sub> feet to a point thence South East 179 <sup>2</sup>/<sub>2</sub> feet to a point. 628 <sup>10</sup>/<sub>2</sub> feet West from the South line of this tract at High Street thence East 628 <sup>10</sup>/<sub>2</sub> feet to High Street thence north along the West line of High Street to the place of beginning -  
Made to Comch. Book at No 6 -

8  
Amelia C. Bickling -  
Georgiana Bickling by her  
Guardian Amelia C. Bickling  
vs No 4923  
John Caven

Circuit Court  
October 19. 1871  
Order Book 30 page 637  
Suit for Partition

Decreed by the Court that Amelia C. Bickling and Georgiana Bickling have no interest in the Real Estate described at No 7 above -  
It is shown in these proceedings that said Ella Emory & Mary A. Brisbane were the only heirs of George A. Bickling deceased

9 Amelia C. Picking widow } July 28. 1871  
y George H. Picking deceased } Record 51 page 197  
To Quit-Claim } Same tract as No 7  
John Caven

10 John Caven subdivided said tract into 52 lots  
January 5, 1872 as recorded in Plat Book 4 page  
19

11 John Caven - unnamed } January 2, 1873  
To Managely- } Record 63 page 187  
Ignatius Brown - James } Lots 2 to 11 inclusive 14 to  
Frank & William A. Ketcham } 20 inclusive - 23 to 52 inclusive  
in above subdivision -

12 The said Brown, Frank & Ketcham subdivided  
said lots into 71 lots August 6, 1873 as recorded  
in Plat Book 6 page 107

13 Ignatius Brown unnamed } July 8, 1875  
William A. Ketcham wife } Record 92 page 54  
To Quit Claim } Lot 13 above subdivision  
James Frank

14 James Frank wife } November 6, 1876  
To Managely- } Record 103 page 350  
Michael Faust } Same lot 13

999  
2

15-  
999  
13

Michael Faust-wife } November 8. 1876  
To Quik-Claim } Record 104 page 428  
Julia M. Frank } Same doh 13

16 James Frank Julia M. } November 25. 1878  
Frank his wife By Sheriff } Record 120 page 480  
To Sheriff Weed } Same doh 13

Mary Behmer  
Conclun of Mortgage given by Julia M. Frank's  
Husband to Mary Behmer February 3. 1877 and  
recorded in Mortgage Record 92 page 95  
Deere rendered in Superior Court October 18. 1877 in  
Cause No 20302 Mary Behmer vs Julia M. Frank  
James H. Frank et al -  
For proceedings see Complete Record 22 page 168.

Incumbrances

Julia M Frank & Study } February 3. 1877  
to Mortgage } Record 92 page 95  
Mary Behmer } Same vol 13 other  
Securing \$3700<sup>00</sup> re  
Foreclosed at No 16

Taxes for 1895 not paid

Springing for 1895 Paid -

Summary 13<sup>th</sup> 1896  
The foregoing is the Chain of Title & Incumbrances  
incumbrances on lot 13 from Frank & Ketchum  
Sub. of Cairns Sub. of part Outlots 107 & 108 as  
appears from examination of the Records of the  
Recorder's Office and dispendens Records and  
Judgment Dockets of the Circuit & Superior Courts  
Elliott & Butler

August Behmer  
widower, the surviving  
husband of Mary  
Behmer, deceased.

To Quit Claim  
Minnie F. Frey and  
August E. Behmer  
Children and only heirs  
of Mary Behmer decd

of Parts of Out Lots 107 and 108 in  
the City of Indianapolis

February 7, 1896

Record 282 page 408

Recorded Feby 15, 1896

Lot 13 in Brown  
Frank and Ketchum's  
Subdivision of  
Caven's Subdivision

James Frank and  
Julia M. his wife  
To Quit Claim  
August E. Behmer and  
Minnie F. Frey

April 10<sup>th</sup> 1896

Record 285 page 270

Recorded Apr 27, 1896

Lot 13 as above

August E. Behmer and  
Katharine, his wife  
To Quit Claim  
Minnie F. Frey

April 27, 1896

Record 285 page 396

Recorded May 2, 1896

Lot 13 as above

Last half Taxes 1895 *paid*

Sprinkling 1895 Paid



2291

Indianapolis, Ind June 9<sup>th</sup> 1896  
On Examination made subsequent Jan'y 13<sup>th</sup>  
1896. as to Recorder's Office, General Judgment  
Dockets of the Circuit and Superior Courts and  
Lis Pendens Records of Complaints and attach-  
ments of Marion County, Indiana. We find  
no conveyances or Incumbrances on said  
Lot 13. other than as herein set forth.

Elliott & Butler

Mamie F. Frey —  
To W. Deed  
John Fremont Frey  
her husband.

July 7<sup>th</sup> 1896  
Record 287 page 257

Recorded July 8 1896

Lot 13 in Brown, Frank<sup>nd</sup> Ketchum's  
Subdivision of Lots 2 to 11 - 14 to 20 and 23 to 52  
John Cover's Subdivision — — —  
in the City of Indianapolis, Plat Book 6 page 107

Last half Taxes 1895 unpaid since paid

Indianapolis, Ind. July 8<sup>th</sup> 1896  
On Examination made subsequent to June 9<sup>th</sup>  
1896. as to Recorder's Office, General Judgment  
Dockets of the Circuit and Superior Courts and  
Lis Pendens Records of Complaints and  
attachments of Marion County, Indiana  
We find no conveyances or Incumbrances  
on said Lot 13. other than as above shown

Elliott & Butler

Last half Taxes 1895 unpaid

Indianapolis, Ind, July 27<sup>th</sup> 1896  
On Examination made subsequent to July 8<sup>th</sup>  
1896 as to Recorder's Office, General Judgment  
Dockets of the Circuit and Superior Courts and  
Lis Pendens Records of Complaints and  
Attachments of Marion County, Indiana  
We find no Conveyances or Incumbrances  
on Lot 13 in Brown, Frank and Ketchum's  
Subdivision of Part of Out Lots 107 and 108  
in the City of Indianapolis, other than  
as above shown. Elliott & Butler

John Fremont Frey and  
Mamie F. his wife  
To W. Deed

Kate L. Resener, Trustee  
for the purpose of reconveying  
to Mamie F. Frey

Subdivision of part of Caven's Sub-division  
of part of Out Lots 107 and 108 City of Indianapolis  
Plat Book 6 page 107.

July 31<sup>st</sup> 1896  
Record 287 page 553

Recorded Aug 3, 1896  
Lot 13 in Brown  
Frank and Ketchum's

Kate L. Resener  
(unmarried)  
To Quit Claim  
Mamie F. Frey.

July 31<sup>st</sup> 1896  
Record 287 page 554  
Recorded Aug 3, 1896  
Lot 13 as above

222  
7

999

Incumbrances

Lot Aug 4. 1899  
878  
Addley

THIS MORTGAGE FULLY PAID AND SATISFIED THIS 31 DAY OF 1896

Mary and John [unclear] her husband

Satisfied Marion Title Guaranty Company

August 1<sup>st</sup> 1896

Record 315 page 257

Page 13 as above

Recorded Aug 3. 1896

Mortgage  
One note of \$550<sup>00</sup> at 5 years with the privilege to pay at 3 years at 30 days notice and 10 Interest notes of \$19<sup>25</sup> each at 6-12 months with 8% Interest after maturity Assigned to Turner Building Saving Assn

Last half Taxes 1895 unpaid Since paid

Indianapolis, Ind. August 3<sup>rd</sup> 1896  
On Examination made subsequent to July 27<sup>th</sup> 1896. as to Recorder's Office. General Judgment Dockets of the Circuit and Superior Courts and Lis Pendens Records of Complaints and attachments of Marion County, Indiana We find no conveyances or Incumbrances on said Lot 13. other than as above shown  
Elliott & Butler

Taxes for 1898 paid

July 31. 1898

Examination of August 3. 1896, continued to date and we find no change of title or unsatisfied incumbrance incurred since said date  
Elliott & Butler

Continuation of Abstract of Title to lot 13. in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108. in the City of Indianapolis.

Prepared for Mr. Lorenz Koenig, since date of Elliott and Butler's continuation July 31, 1898.

316. p, 375.  
July 31, 1899.  
Recorded  
Aug. 2, 1899.

Mamie Frey and  
John Fremont Frey her husband,  
to  
Lorenz Koenig.

Warranty Deed.

Lot 13. in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as shown by Plat Book 6 page 107, etc. Subject to taxes for 1899; also subject to a mortgage to Henry Reitz for \$500.00, recorded in Mortgage Record 315. page 257; since satisfied of record August 4, 1899.

There are no further conveyances.

SINCE PAID.  
Marion Title Guaranty Company,  
Taxes for 1899 now a lien.  
By *[Signature]*

1898 Assessment for Sprinkling High Street paid: Record 14. page 94.

1899 Assessment for Sprinkling High Street now a lien.

Indianapolis, November 13, 1899.

I find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

Search made in the Recorder's Office, 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 City Comptroller's Office as certified to the Treasurer of Marion County, as said Records and Dockets are now entered up.

*[Handwritten Signature]*

Suite 229 Lemcke Building.

Adday

25362.

Continuation of Abstract of Title to lot 13 in Brown, Frank and Ketcham's Subdivision of a part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis.

Prepared for The Turner Building and Savings Association since date of former continuation dated November 13, 1899.

There are no further conveyances.

since paid  
R

Taxes for the year 1906 1st installment paid.  
2nd installment unpaid.

Taxes for the year 1907 now a lien.

By *[Signature]*  
MARION TITLE GUARANTY COMPANY  
Manager

Indianapolis, Ind. May 29, 1907.

We find no further conveyances, nor unsatisfied encumbrances of record on lot as described in caption, since date of November 13, 1899.

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.

*[Signature]*  
MANAGER

9 29 07  
10

#104491.

Continuation of Abstract of Title to Lot 13 in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 6 page 107 of the Recorder's Office of Marion County, Indiana.

Prepared for Fletcher Savings and Trust Company, since date of May 29, 1907.

490, p. 245.  
March 4, 1912.  
Recorded  
March 4, 1912.

Lorenz Koenig and  
Helene Koenig, his wife.  
(Signs Helena Koenig)

Warranty Deed

to  
August Behmer and  
Katherine Behmer, his wife.

Lot 13 in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as shown by the plat thereof recorded in Plat Book 6 page 107 in the Recorder's Office of Marion County, State of Indiana, and other real estate.

490, p. 246.  
March 4, 1912.  
Recorded  
March 4, 1912.

August Behmer and  
Katherine Behmer, -----

Warranty Deed

to  
Lorenz Koenig and  
Helene Koenig, his wife.

Lot 13 in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, Indiana, as shown by the plat thereof recorded in Plat Book 6 page 107 in the Recorder's Office of Marion County, State of Indiana, and other real estate.

There are no further conveyances.

Taxes for the year 1920, 1st installment paid.  
2nd installment unpaid, payable in November 1921.

Taxes for the year 1921, NOW & 1st installment payable in May and  
November 1922.

SINCE PAID IN FULL  
UNION TITLE COMPANY  
INCORPORATED  
BY *[Signature]*  
V. P. GENERAL MANAGER

11

11

Indianapolis, Indiana, May 5, 1921.

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, 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, Park, 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

By J. Williams Recorder

422  
12

Continuation of Abstract of Title to Lot 13 in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6, page 107 in the office of the Recorder of Marion County, Indiana.

Prepared for Fletcher Savings and Trust Company, since May 5, 1921.

There are no further conveyances.

Encumbrances.

SATISFIED OF RECORD  
L. M. BROWN TITLE DIVISION  
OF  
LAWYERS-TITLE INSURANCE CORP.  
*L. M. Brown*

797. p. 557.  
May 23, 1921.  
Recorded  
May 24, 1921.

Lorenz Koenig, and  
Helene Koenig, husband and wife,  
to

Mortgage.

Fletcher Savings & Trust Company.

Lot 13 in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, Indiana, as shown by the plat thereof, recorded in Plat Book 6, page 107 in the Recorder's office of Marion County, State of Indiana.

To secure the payment when the same shall become due. First: of one certain prior lien note for the principal sum of \$3100.00 5 years after date, the right to payment of both principal and interest of which shall be senior and prior to any other obligations secured hereby, and

Second: Of one certain installment note for the principal sum of \$1400.00 on or before 5 years after date in monthly installments, the right to payment of both principal and interest of which shall be junior and subsequent to the payment of said prior lien note both of said notes are dated May 23, 1921 and bear interest at the rate of 7% per annum after maturity until paid with 10% attorneys fees.

The said makers have the privilege of paying any amount upon said principal indebtedness at any time.

For taxes, see previous continuation.

*on*  
*REL. ON MARGIN*  
*11-30-28*  
*AS*



Indianapolis, Indiana, May 27, 1921.

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, 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, Park, Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

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

MARION TITLE GUARANTY COMPANY

By J. M. Perkins Manager

#33567

1. A Continuation of an Abstract of Title to Lot 13 in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6, page 107 in the office of the Recorder of Marion County, Indiana, since May 27, 1921.

Prepared for Fletcher Savings & Trust Company.

2. Examination made for judgments against Lorenz Koenig and Helene Koenig, his wife jointly from May 27, 1921 to date and against none other.

3. Taxes for 1924 fully paid.

4. Taxes for 1925 1st half paid, 2nd half ~~paid~~ paid.

5. Taxes for 1926 payable in 1927 now a lien.

6. Indianapolis, Indiana, May 25, 1926.

From a search of the records in the Recorder's Office, including the Federal Tax Lien Index in said office, tax sale records in the Auditor's Office, current tax duplicates and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments and the General Judgment Dockets of the Circuit, Superior and Probate Courts of Marion County, and the Civil Municipal Courts of the City of Indianapolis, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, affecting the tract described in the Caption hereof.

No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.

No search made for pending resolutions for municipal improvements where the lien has not attached.

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

Union Title Company  
Incorporated

By *Charles Howard*  
V. PRES. & GENERAL MANAGER

1.

INDIANAPOLIS, INDIANA

Continuation of Abstract of Title to Lot Number Thirteen (13) in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

Prepared for: Helene Koenig  
Since date of May 25, 1926

L. M. BROWN DIVISION

CONVEYANCES

Deed Record  
988 page 70  
Inst. #9355  
Mar. 14, 1938  
Recorded  
Mar. 29, 1938

Mary C. McCambridge

Affidavit

2.

LAWYERS TITLE INSURANCE CORPORATION

Affiant says that she is the sister of Nora T. Sullivan, deceased who departed this life intestate and unmarried on the 29th day of April, 1932; that she left surviving her as her sole and only heirs at law, the affiant Mary C. McCambridge, sister; Margaret C. McNamara, sister; John F. Troy, half brother, Catherine Troy, niece; Edward J. Troy, nephew; Francis J. Troy, nephew and Catherine Troy, - being the sole and only heirs at law of James Troy, a half brother of said decedent, who departed this life prior to the death of Nora T. Sullivan, deceased.

That Amelia C. Bicking, Ella H. Emory, and Margaret A. Brisbane, grantors in a deed recorded in Record 43 page 427 and Record 51 page 162, were the sole and only heirs at law of George H. Bicking, deceased on dates of September 20, 1870, and August 10, 1871; that Cornelius A. Sullivan, grantor in deed recorded in Town Lot Record 334 page 179, has been dead many years.

Further affiant sayeth not.

Mary C. McCambridge

Deed Record  
988 page 71  
Inst. #9356  
Mar. 29, 1938  
Recorded  
Mar. 29, 1938

INDIANAPOLIS, INDIANA  
L. M. BROWN DIVISION  
Lawyers Title Insurance Corporation

Mary C. McCambridge

Affidavit

3.

Affiant says, that she is personally acquainted with the history and heirs of George H. Bicking, deceased grantee in a certain deed recorded in Record 2 page 338 of the records of the Recorder's Office of Marion County, Indiana.

That said George H. Bicking departed this life intestate some time prior to the 20th day of September, 1870, and left surviving him as his sole and only heirs at law, his widow, Amelia C. Bicking, grantor in deed recorded in Record 51 page 197 and his children Ella H. Emory and Margaret A. Brisbane, grantors in a deed recorded in Record 43 page 427 and left surviving no other children nor descendants of any deceased child or children him surviving.

That Cornelius A. Sullivan, grantor in deed recorded in Town Lot Record 334, page 179, in the office of the Recorder of Marion County, Indiana, departed this life intestate on the - day of - 1915.

Further affiant sayeth not.

Mary C. McCambridge

4.

Lorenz Koenig died, intestate, December 11, 1941.

PROBATE COURT OF MARION COUNTY

Inheritance  
Tax Docket  
1 page 226

Lorenz Koenig

Inheritance Tax  
Determination

5.

February 25, 1942, Petition to determine Inheritance Tax without letters of Administration filed, ordered referred to Inheritance Tax appraiser for investigation.

Order Book 203 page 517.

March 6, 1942, Report of Inheritance Tax appraiser filed showing no inheritance tax assessed against said estate approved.

Order Book 203 page 610.

Petition recites decedent left the following beneficiaries: Helena Koenig, wife, Victoria Rentsch, daughter, Lawrence Koenig, son, Edward Koenig, son, and Ludwig Koenig, son.

470561

6.

INDIANAPOLIS, INDIANA

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

7.

L. M. BROWN DIVISION

MORTGAGES

None found unsatisfied of record filed within the period of this search.

8.

Lawyers Title Insurance Corporation

FINANCING STATEMENTS

None found unsatisfied of record filed within the period of this search.

INDIANA POLIS. INDIANA

MECHANICS' LIENS

9. None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS

10. 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.

We find None.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

11. Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find None.

JUDGMENTS

12. Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Helene Koenig for 10 years last past.

None found unsatisfied.

ASSESSMENTS

13. None found unsatisfied of record which became a lien within the period of this search.

L. M. BROWN DIVISION  
Lawyers Title Insurance Corporation

INDIANAPOLIS, INDIANA

TAXES

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

15. Taxes for the year 1963 assessed in the names of:

Lorenz and Helena Koenig

ASSESSED VALUATION:

Land	\$ 330
Improvements	\$5030
Exemption	None
Net Valuation	\$5360

Parcel No. 101-39844  
General Tax Duplicate No. 386495  
Indianapolis, Center Township

were due and payable the first Monday in May and November, 1964.

May installment \$239.91 paid.  
Nov. installment \$239.91 paid.

L. M. BROWN DIVISION

16. Taxes for the year 1964 are due and payable in May and November, 1965.

17. Taxes for the year 1965 became a lien March 1st and will be due and payable in May and November of the year 1966.

Lauyers Title Insurance Corporation

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

18.

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 District, 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, 1,200 square feet per family; Class A-4 (corner Lot) 1000 square feet per family; Class A-5 600 square feet per family; Class A-5 (corner Lot) 500 square feet per family; Class A-6, 300 square feet per family.

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 building 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 Area.

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 A3, 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, front set-back lines shall be equal to  $\frac{1}{3}$  of the average depth of the lot up to 50 feet, width 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 dimensions 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 dimensions 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.

**Non-Conforming uses.**

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance but 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.

The 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 as 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.

19.

March 26, 1965

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

470561

O R D I N A N C E

20. 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:

The 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 of 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.

ORDINANCE

21. 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.

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

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

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

22.

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing master plans and zoning and subdivision control ordinance now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing master plans now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana.

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

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

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 the 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 Deed Record 1657 page 486.

# CERTIFICATE

23.

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is

from May 25, 1926  
April 20, 1965, 8 A. M.

to and including

and covers Paragraphs No. 1 to  
both inclusive, and Sheets No. 1

23

to 12

both inclusive.

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

By

*M. T. Sullivan*



dd

# Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

*Abstracts - Escrows - Title Insurance*

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

470561

## In The UNITED STATES DISTRICT COURT

### SEARCH FOR BANKRUPTCIES

At the Request of

Helene Koenig

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including Apr. 20, 1965, 8 A. M. and all other Divisions of the State of Indiana down to and including Apr. 16, 1965, 8 A. M.

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Helene Koenig

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated Apr. 20, 1965, 8 A. M. By M. L. Sullivan

dd