

65 64954

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 21,21A

Chutee

This Indenture Witnesseth, That REGINA CONEN (ADULT UNMARRIED)

of MARION County, in the State of INDIANA

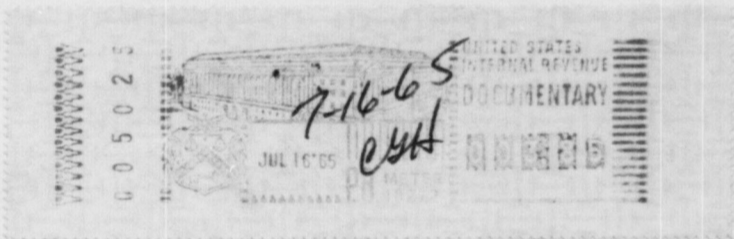
Convey and Warrant to

the STATE OF INDIANA for and in consideration of

THREE THOUSAND FOUR HUNDRED AND 00/100 (\$3400.00) Dollars,

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

LOTS 129 AND 133 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 IN THE CITY OF INDIANAPOLIS, INDIANA, AS SHOWN BY A PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



RECEIVED FOR RECORD
1965 DEC - 8 AM 8:03
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED FOR TAXATION

DEC 7 - 1965

John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. 171714

Dated 11-5-65 19

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

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

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

JLC
9-23-65

In Witness Whereof, the said REGINA CONEN (ADULT UNMARRIED) has hereunto set her hand and seal, this 16th day of JULY 1965

(Seal) Regina Conen
REGINA CONEN (ADULT UNMARRIED)
(Seal)
(Seal)
(Seal)
(Seal) 64954
(Seal)

MEH

This Instrument Prepared by G.W. King

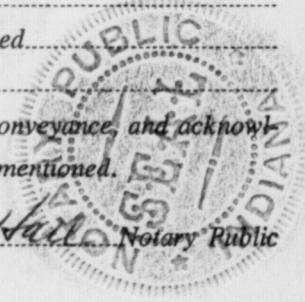
DEC 15 1965

KIS
10-20-65

STATE OF INDIANA, County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named
..... Grantor in the above conveyance, and acknowl-
edged the same to be voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires Notary Public

STATE OF INDIANA, County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named
..... Grantor in the above conveyance, and acknowl-
edged the same to be voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires Notary Public

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 16th
day of JULY, A. D. 1965; personally appeared the within named
REGINA CONNEN (ADULT UNMARRIED)
..... Grantor in the above conveyance, and acknowl-
edged 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 JANUARY 1969 Chadwick G. Hall Notary Public



65 8:1954

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....

day of, 19.....

at o'clock m, and

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

DUTY ENTERED
Recorder..... County

FOR TAXATION
Duty entered for taxation this

day of DEC 7 - 1965, 19.....

Auditor's fee \$.....
COUNTY AUDITOR

Auditor..... County

State Highway
(32)

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

November 10, 1965 19

To Regina Cohen
5402 Carrollton Ave.
Indianapolis, Indiana

GENTLEMEN :

We enclose State Warrant No. A 70714 11-5-65 19
in settlement of the following vouchers :

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated July 16, 1965 Parcel 21-21A escrow	\$400.00

PLEASE RECEIPT AND RETURN

Received Payment: Regina Cohen

Date Nov 12, 1965

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

November 10, 1965 19

To Regina Cohen & Anchor Federal Savings & Loan Association
5402 Carrollton Ave.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 71713 11-5-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated July 16, 1965 Parcel 21-21A	3000.00

PLEASE RECEIPT AND RETURN

Received Payment: *x Regina Cohen*Date *11/17/65*

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 21521A
Road I-70
County Marion
Owner Regina Coburn
Address 5402 Carrolton Ave.
Address of Appraised Property:
10143 1030-32 S. Church 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. yes
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 May 28, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. 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 26, 1965 :
(Date)

(a) The fair market value of the entire property before the taking is: \$ 3,400.00

(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 \$ 3,400.00

- | | |
|---------------------------------------|--------------------|
| (1) Land and/or improvements | \$ <u>3,400.00</u> |
| (2) Damages | \$ <u>0</u> |
| (3) Other damages and/or temp. R.O.W. | \$ <u>0</u> |
| (4) Estimated Total Compensation | \$ <u>3,400.00</u> |

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	6-7-65	<i>[Signature]</i>
Asst. or Chief Appr.	JUN 8 1965	<i>[Signature]</i>

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

R E S O L U T I O N (21)

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore
acquired by Grant dated 7-16-65
executed by THE STATE OF INDIANA and Regina Cohen

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

Lot 133 in McCarty's Subdivision of W Part of
Out Lot 120 in City of Indianapolis

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

WHEREAS, the above mentioned buildings and improvements located on right
of way of said proposed construction project designated as I-70-3 (52)
and

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

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

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

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 28th day of October, 19 65

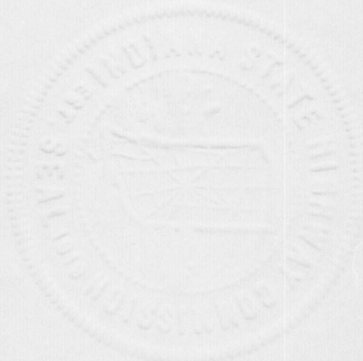
Offices of the INDIANA STATE HIGHWAY COMMISSION OF INDIANA.

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

IN WITNESS WHEREOF, I, Roy Whitton, Secretary of the INDIANA STATE HIGHWAY COMMISSION of INDIANA, hereto place my hand and seal of said Commission on this 28th day of October, 19 65

Roy P. Whitton
Secretary

SEAL:



AFFIDAVIT

STATE OF INDIANA)
MARION COUNTY) SS

REGINA COHEN being duly sworn upon (his)
(her) oath says that ~~his~~ (she) is OVER 21 years of age and knew in
~~his~~ (her) lifetime ALBERT G COHEN, deceased,
and knows that said decedent died JUNE 20, 1944

AND THAT HE WAS MY HUSBAND

Regina Cohen
REGINA COHEN

Subscribed and sworn to before me this 18th day of JUNE, 1965.

Chadwick A Hall
Notary Public

My commission expires JANUARY 1969

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT #

5

PROJECT # I 70-3 (52) PARCEL # 21-21A COUNTY MARION

NAME & ADDRESS OF OWNER REGINA CONEN

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

SUB PROP AT 1014 CHURCH + 1030-32 CHURCH PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 9-17-65

OFFER \$ _____ TIME OF CONTACT _____

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

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA _____, FHA _____, FNMA _____, Fed.Ld. Bk. _____, Conv'l. _____?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () 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: ALL CURATIVE WORK WITH

RAAP SHOWS HOUSES VACANT - RAAP FORMS TO

CRAWFORD - SECURED 9-17-65

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

() Other, awaiting what? _____

Distribution Made

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

Chadwick D Hall

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 4

PROJECT # I 90-3(52) PARCEL # 21-21A COUNTY MARION

NAME & ADDRESS OF OWNER REGINA COHEN

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED ESTHER CARDERON (DAUGHTER)

PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 8-17-65

OFFER \$ _____ TIME OF CONTACT 9:20 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: _____

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

3

BUYERS REPORT #

PROJECT # I70-3 (52) PARCEL # 21-21A COUNTY MARION

NAME & ADDRESS OF OWNER REGINA COHEN
5402 CARROLLTON AVE

PHONE #

NAME & ADDRESS OF PERSON CONTACTED

SUB PROPAT 1014 CHURCH AND 1030-32 CHURCH PHONE #

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 7-16-65

OFFER \$ 3400⁰⁰ TIME OF CONTACT 9:15 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: MET WITH MRS COHEN AND HER DAUGHTER

ESTHER CALDERON, MRS COHEN SIGNED WARRANTY DEED AND AGREEMENT FOR POSSESSION AND 2 VOUCHERS THE TOTAL AMOUNT FOR WHICH WILL BE \$3400⁰⁰

MRS CALDERON WILL PREPARE MORT RELEASES FROM

(FIDELITY NOW AFNIB) (ANCHOR (BLANKET WITH OTHER PROPERTIES) AND PEOPLE'S BANKS.

MRS COHEN GAVE ME \$3.85 CASH FOR DEED STAMPS.

Release of this ~~will~~ will be mailed in

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 # T703 (52) PARCEL # 21-21A COUNTY MARION

NAME & ADDRESS OF OWNER REGINA COHEN

5402 CARROLLTON

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED To Appraisal Section for Review.

SUB
PROPERTY AT 1014 CHURCH AND 1030-32 CHURCH

PHONE # _____

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

DATE ASSIGNED 6-14-65

DATE OF CONTACT 6-23-65

OFFER \$ #3400 (FOR ALL)

TIME OF CONTACT 8:15 a.m.

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

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

REMARKS:

THIS IS WAY OUT OF LINE

IT IS EVEN ASSESSED AT #2200 FOR TAXES

COMPARED TO SOME DOWN THERE EVEN
THE SINGLE ARE GOING FOR #6-7000

What about it?

YESTERDAY I BOUGHT
PAR 26 1030 UNION FOR #7150

THIS SHOULD BE WORTH
#6600⁰⁰

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

() Other, awaiting what? _____

Distribution Made

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

910
+ 670
1580

Chadwick Hall

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 7

PROJECT # I 70-3 (50) PARCEL # 21-21A COUNTY MARION

NAME & ADDRESS OF OWNER REGINA COHEN
5402 CARROLLTON AVE PHONE # CL1-6793

NAME & ADDRESS OF PERSON CONTACTED _____
SUBJECT PROP AT 1014 CHURCH + 1030-32 CHURCH PHONE # _____

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 6-18-65

OFFER \$ _____ TIME OF CONTACT 8:30 AM.

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

1. () (X) () Checked abstract with owner? Affidavit taken? () Yes () No
2. (X) () () Showed plans, explained take, made offer, etc.?
3. (X) () () Any mortgage? (Is it VA _____, FHA _____, FNMA _____, Fed.Ld. Bk. _____, Conv'l. ^{STAY} STAY)
4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
5. (X) () () Filled out RAAP Form?
6. () (X) () Walked over property with owner (or who? _____)
7. (X) () () 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: (LOT 133) # PARCEL 21-1014 CHURCH MORT ANCHOR - STILL IN FORCE
(LOT 129) 21A-1030-32 CHURCH INDEMN MORT AFNB PRIORITY (GET RELEASE)

IT NOW HAS ONE WITH PROPERTIES (THIS IS AN TD) NOTE

#7 GSB'S ON BOTH PARCELS WILL BE MAILED IN.

MADE OFFER - IT IS STATED THAT THE OFFER IS "RIDICULOUS"
AND CERTAINLY NOT IN LINE WITH ASSESS FIGURES WHICH
WOULD SHOW PROPERTY TO BE WORTH ABOUT \$6600.

OWNER WILL GET OWN APPRAISAL AND SUBMIT IT TO US

OK Mailed in to file 8-16-65

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

Distribution Made

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

Regina Cohen
(Signature)
Chadwick J Hall BUYER

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

1

BUYERS REPORT #

PROJECT # I 70-3 (52)

PARCEL # 21-21A COUNTY

NAME & ADDRESS OF OWNER REGINA CONNEN

5402 CARROLLTON

PHONE # CL1-6793

NAME & ADDRESS OF PERSON CONTACTED

APPT 1014 CHURCH AND 1030-32 CHURCH ST

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 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 CONNEN ON PHONE -

MADE APPT FOR FRIDAY 6-17-65 AT 9 AM

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)

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70 PROJ. I70-3 (52) COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lots 129 and 133 in McCarty's Sub.					
West Part OL 120					

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor (NONE)

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor (NONE)

Mortgagee _____

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

MISCELLANEOUS RECORD Yes () None (X) EASEMENTS Yes () None (X)

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

TAXES Current Paid (X) Delinquent ()

CERTIFICATE

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

UNION TITLE CO.

Dated this 1st day of October 1951 by C. Edward Blum PRESIDENT Abstractor

Prel. Approval of Title _____ Date _____ By _____ Deputy Attorney General

Final approval of Abstract of Title _____ Date _____ BY _____ Deputy Attorney General

This covers both abstracts

65-20915A

The following is an Extension of the original search by Union Title Company under Nos. 64-28044A & 64-28045A.

CAPTION

-1-

Continuation of Abstract of Title to Lots 129 and 133 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana. Since November 23, 1964, 8 A.M.

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

-2-

The following is a report on encumbrances shown in Abstract prior to the date of beginning this Special Search.

(A) Mortgage recorded in Mortgage Record 1804 page 376 released of record July 26, 1965.

(B) Mortgage recorded in Mortgage Record 2159 page 630 released of record September 16, 1965.

Old Age Assistance Search

-3-

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.

65-20915A

Juvenile Court
Search

-4-

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

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

Uniform Commercial
Code

-5-

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

-6-

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

Regina Cohen

from November 23, 1964,
8 A.M. to date and
against none other

65-20915A

-7- Taxes for the year 1963 and prior years paid in full.

-8- Taxes for 1964 payable 1965 in name of Regina Cohen.

Duplicate Nos. 259570-1, C-D, Indianapolis, Center
Township, Code No. 1-01, Parcel Nos. 19695, 13553.

May Installment \$99.79 Paid.

November Installment \$99.79 Unpaid.

-9- Assessed Valuation:

Land \$560.00 Improvements \$1,580.00 Exemption (None)

-10- Taxes for 1965 now a lien in name of Regina Cohen.

No. 73789

ABSTRACT OF TITLE

TO

1. Lot 133 in McCarty's Subdivision of West Part of Out Lot 120, in the City of Indianapolis, as per plat thereof recorded in Plat Book 7 page 74 in the Office of the Recorder of Marion County, Indiana,

UNION TITLE
COMPANY

Prepared for

Ike Morris.

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

JAMES S. CRUSE
PRESIDENT

WILLIS N. COVAL
VICE-PRES. AND GENERAL MANAGER

FRED COONS
VICE-PRESIDENT

GEORGE A. KUHN
SECRETARY-TREASURER

DIRECTORS

REILY C. ADAMS
HOWARD C. BINKLEY
ARTHUR V. BROWN
FRED COONS
WILLIS N. COVAL
LINTON A. FOX
JAMES S. CRUSE
R. F. DAVIDSON
FRED C. DICKSON

GEORGE B. ELLIOTT
GEO. C. FORREY, JR.
GEORGE A. KUHN
DICK MILLER
J. EDWARD MORRIS
FRANK W. MORRISON
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)

INDIAN CLAIMS. The original possessory title to said lands was held by the Indians. The Weas, Delawares, Miamis, 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 23, 1784. By authority of an Ordinance of Congress, July 13, 1787, Indiana Territory was organized May 7, 1800.

STATE GOVERNMENT. A Memorial praying for authority to form a State Government, was adopted by the Legislature of said Territory, December 14, 1815, and laid before Congress, December 28, 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. 100; R. S. 1831, p. 463; R. S. 1843; Article 13, R. S. 1852, p. 450; Acts 1865, p. 106.

Land Record
1. page 535
May 2, 1834
Recorded
June 21, 1834.

Ebenezer Sharpe, Agent
of the State of Indiana,
for the Town of Indianapolis.

Agent's Deed

to

Nicholas McCarty, his heirs
and assigns, all the following
described lots in the Town of
Indianapolis in the State of Indiana.
Lot 120 containing 52,33/100 acres. (Also other lots).

2.

3.

Nicholas McCarty died intestate May 17, 1854, leaving
him surviving as his sole and only heirs at law, his widow
Margaret McCarty, and four children, to wit:

Nicholas McCarty, Margaret R. McCarty, Susannah McCarty,
and Frances J. McCarty; see Complete Record 11 page 66, of
the Marion Common Pleas Court.

4.

The Estate of Nicholas McCarty, deceased, was finally
settled and closed January 7, 1860; see full proceedings in
Complete Record 11 page 66, of the Court of Common Pleas
of Marion County.

Marriage Record
6 page 659
Dec. 9, 1857.

Susannah McCarty
with
Henry Day.

Marriage

5.

Marriage Record
10 page 30
Oct. 2, 1867.

Margaret R. McCarty
with
John C. S. Harrison.

Marriage

6.

7.

Margaret McCarty, widow of Nicholas McCarty, deceased,
died intestate February 18, 1873, see Order Book
Marion Circuit Court 69, page 542, for corrected affidavit
of death executed by Nicholas McCarty, which contained the
statement that Margaret McCarty died intestate February 18,
1874, when in fact, she died February 18, 1873, leaving her
surviving as her sole and only heirs at law, Nicholas McCarty
Susannah McCarty Day, Margaret R. McCarty Harrison and Frances
J. McCarty.

Estate Docket
8 page 283.

Nicholas McCarty was appointed and qualified as Adminis-
trator of the Estate of Margaret McCarty, deceased, March 14,
1874, See Order Book 34 page 551.

8.

September 12, 1899, the estate of Margaret McCarty, deceased
was finally settled and closed; see Order Book 140 page 121
of the Marion Circuit Court.

9.

Susanna McCarty Day died testate August 30, 1873.

Will Record
B. page 123
Aug. 21, 1873.

10.

LAST WILL AND TESTAMENT OF SUSANNA McCARTY DAY, DECEASED
PROBATED SEPTEMBER 19, 1873.

I, Susanna McCarty Day, -- daughter of Nicholas McCarty and Margaret McCarty, both deceased, sister of Margaret R. McCarty Harrison, Nicholas McCarty and Francis J. McCarty, wife of Rev. Henry Day, and mother of Henry McCarty Day and Margaret McCarty Day -- of the City of Indianapolis, County of Marion and State of Indiana of sound mind and disposing memory though sick of body do make this my last will and testament intending thereby to dispose of all the property of which I shall die seized or possessed.

I give and bequeath to my brother Nicholas McCarty all my personal property, except that in the dwelling house occupied by me which I give and bequeath to my husband, Rev. Henry Day and the crops growing upon my lands at the time of my death, but on condition that he, within sixty days after the probate of this my will does not pay to my executor the sum of five thousand -- dollars, and execute his two promissory notes payable to my Executor with interest, without relief from valuation or appraisement laws, each in the sum of seven thousand five hundred dollars, one on or before one year after date, one on or before two years after date, then said devise to him shall fail and then and thereupon I give and bequeath said personal property and growing crops and the proceeds of any thereof disposed of by said Nicholas in the meantime the one third thereof, to my said husband, Rev. Henry Day, one third to my son, Henry McCarty Day and one third to my daughter Margaret McCarty Day.

I give and bequeath to my said brother, Nicholas McCarty the undivided one fourth of the real estate situate in the County of Marion and State of Indiana, described as follows, to wit:

The North Half of the North West Quarter of Section 22, Township 15 North of Range 3 East, but on condition that he does not within sixty days after the probate of this my will pay to my executor the sum of Twenty-five hundred dollars, and execute his three promissory notes payable to my Executor each in the sum of Twenty-five hundred dollars, with interest without relief from valuation or appraisement law, one one year, one two years and one three years after date, this bequest shall fail and then and thereupon I give said described real estate the one third to my said husband, Rev. Henry Day, one third to my son, Henry McCarty Day and one third to my daughter, Margaret McCarty Day.

I give and bequeath the moneys which may be paid and the notes which may be executed by my said brother, Nicholas McCarty in compliance with the conditions attached to the bequests or either of them hereinbefore set forth, and I give and bequeath all the residue of my real property of whatever description and wherever situate the one third of said moneys notes and real property to my said husband, Rev. Henry Day, the one third to my son, Henry McCarty Day and the one third to my daughter, Margaret McCarty Day.

I hereby appoint my said husband, Rev. Henry Day, Executor of this my last will and testament and direct that no bond be required of him for the discharge of his duties. I also appoint him the Guardian of our said children, Henry McCarty Day and Margaret McCarty Day.

Hereby revoking all wills, testaments and codicils heretofore made by me.

IN WITNESS WHEREOF, I, the said Susanna McCarty Day, have this 21st day of August A.D. 1873, set my hand and seal.

(signed) Susanna McCarty Day (Seal)

Signed, sealed, published and declared by the said Susanna McCarty Day as her last will and testament in the presence of us who at her request in her sight and presence and in the presence of each other have subscribed our names as attesting witnesses.

The interlineation of the words and "and growing crops" was made before signing by the testatrix. Also the interlineation in the fifteenth line of the words "except that in the dwelling house occupied by me which I give and bequeath to my husband, Rev. Henry Day" was made before signing by the testatrix.

(signed) Margaret A. Wood.

John S. Tarkington.

11.

The estate of Susanna McCarty Day, deceased, was finally settled and closed October 19, 1874; see Order Book 35, page 80 of the Marion Circuit Court.

Guardian's Docket
3 page 30.

Henry Day was appointed Guardian October 15, 1873 of Henry McCarty Day and Margaret McCarty Day aged 14 and 16 years respectively; See Order Book 34, page 309, of the Marion Circuit Court.

12.

Henry McCarty Day became of age, October 21, 1880, and said Guardianship was closed as to him; see Order Book 56 page 227.

September 11, 1885, Guardianship closed as to Margaret McCarty Day; see Order Book 72 page 284.

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

STATE OF INDIANA, COUNTY OF MARION, 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, on May 2, 1835, which deed is recorded in Deed Record "D" page 535, 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 said Nicholas McCarty, Jr., Frances J. McCarty and Margaret R. McCarty were of age and unmarried on February 9, 1864, and that the said Susannah McCarty affiant's wife was of age on February 9, 1864.

Henry Day.

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

William Watson Woolen (LS) Notary Public

Misc. Record
71 page 357
March 1, 1912
Recorded
May 14, 1912.

14.

STATE OF INDIANA, COUNTY OF MARION, SS:

Nicholas McCarty being duly sworn upon his oath says that he was acquainted during the life time with one Henry Day, who was the husband of Susannah McCarty Day, who was formerly the owner of the North Half of the North West Quarter of Section 22, Township 15, North, Range 3 East in Marion County, State of Indiana, which ground was subsequently subdivided and known as McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, and that the said Henry Day who together with Nicholas McCarty and others conveyed by Warranty Deed the undivided five sixths part of Out Lot 109 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, said deed bearing date of April the 28th, 1875, and recorded in Town Lot Record 114, at page 234 was at that time an unmarried man and that the said Henry Day never remarried after the death of his wife, Susanna McCarty Day, but died a widower.

Further affiant sayeth not.

(signed) Nicholas McCarty

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 1st day of May 1912.

(signed) Fred D. Stilz, (LS)

Notary Public.

My Commission expires April 8th, 1916.

Plat Book
7 page 74
April 10, 1875
Recorded
April 13, 1875.

15.

MCCARTY'S SUBDIVISION OF PART OF OUT LOT 120.

The annexed is a plat of McCarty's Subdivision of the west part of out lot 120 in the City of Indianapolis in Marion County, in the State of Indiana, divided into 136 lots consecutively numbered and into 2 blocks lettered respectively A. and B. and into streets and alleys the names of the streets are designated on the plat. The width of the streets and alleys are designated by figures in feet. The width and depth of the lots are designated by figures in feet and inches and the size of lots A. and B. are designated by figures in feet and inches.

(signed) Nicholas McCarty,

Frances J. McCarty,

Henry Day for himself and as

Guardian of Henry McCarty Day and

Margaret McCarty Day,

John C. S. Harrison.

Margaret McCarty Harrison.

Duly acknowledged April 10, 1875.

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

16.

STATE OF INDIANA, MARION COUNTY, SS:

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 outlot 120 in the City of Indianapolis, Indiana.

That this affiant is now 78 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty and Susannah McCarty Day. That this affiant has never been

married and his sister Frances J. McCarty has never been married and that Margaret R. McCarty was married on the 3rd day of October 1867 to John C.S. Harrison.

Nicholas McCarty.

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.

Town Lot Record
88 page 444
April 13, 1875
Recorded
April 17, 1875.

Nicholas McCarty, --
John C.S. Harrison and
Margaret McCarty Harrison,
his wife, Frances J. McCarty
-- and Henry Day --

Warranty Deed

17.

to
Charles Schroder

The undivided 5/6 part of Lot numbered 133 in McCarty's Subdivision of the west part of Out Lot numbered 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's Office of the said County of Marion.

Sale of Real
Estate Docket
1 page 235
Complete Record
27 page 228.

IN THE MARION CIRCUIT COURT.

In the Matter of the Guardianship of Henry McCarty Day and Margaret McCarty Day.

Petition to Sell Real Estate:

May 19, 1875, Henry Day, Guardian filed petition to sell the undivided 1/6 interest of his wards in and to lots 1 to 136 both inclusive in McCarty's Subdivision of the West part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said subdivision recorded in the Recorder's Office of Marion County. Court ordered Guardian to have real estate appraised and appointed Lawrence G. Hay and William Mansur to appraise said real estate.

Order Book 35 page 486.

May 20, 1875. Said appraisers filed their report, showing that they appraised the 1/6 interest of wards herein in and to lot 133 at the amount of \$67.00.

Guardian filed his bond in the sum of \$18,000.00 which was approved by the Court.

And the Court having heard the allegations of the said petition and being fully advised in the premises do order adjudge and decree that the said guardian be and he is hereby authorized and directed to sell the 1/6 interest of said lots, to wit: 1 to 136 both inclusive in McCarty's Subdivision of Out Lot No. 120 in the City of Indianapolis, Marion County, State of Indiana, at private sale at not less than the full appraised value, and it appearing to the Court that it would be for the interest of the estate of said wards that the 1/6 interest in said lots should be sold without giving notice by publication of the time, place and condition of the sale, It is therefore ordered, adjudged and decreed by the Court that such private sale be made without giving notice by publication of the time, place and condition of the sale, whenever the amount of such sale shall not exceed the sum of \$1000.00. And the Court further directs that such sale shall be made upon such terms of payment and credit as will realize the greatest amount in value to said wards and that the credits shall not exceed the term of five years to be secured by mortgage upon the premises.

18.

And the said Guardian is ordered to report the sales he may make and the time and terms thereof to this Court for Approval and day is given.

Order Book 35 page 488.

May 29, 1875. Guardian reports sales of the undivided 1/6 interest of his wards in and to various lots and reports the sale of lot 133 herein to Chas. Schrader for \$116.66, payable as follows: \$16.66 cash in hand, 1 note at 6 months conditioned \$8.34, 4 notes of \$22.91 each payable in 1, 2, 3 and 4 years, each note to bear 6% int. before maturity and 10% after maturity and secured by mortgage upon the premises. The \$8.35 is conditioned upon certain improvements to be made. And the Court having examined said report approved the same and accept- said report.

And it appearing further by the report of said Guardian that the several purchasers are entitled to deeds for the respective lots by them purchased it is ordered that said Guardian prepare, acknowledge and report to this Court deeds for said lots to the respective purchasers according to the terms of said sales.

And now comes Henry Day, Guardian and reports to the Court deeds to the following purchasers, to wit: Charles Schrader, Lot 133. (Also other deeds).

And the Court having inspected said deeds and being fully advised, approve of the same and orders that each be delivered to the proper purchaser.

Order Book 35 page 522.

Town Lot Record
91 page 138
May 20, 1875
Recorded
June 22, 1875.

19.

Henry Day, Guardian, of
Henry McCarty Day and
Margaret McCarty Day, minor
heirs of Susanna McCarty Day,
deceased (signed Henry Day --)
as such guardian by order of
the Circuit Court of Marion
County in the State of Indiana
entered in Order Book 35 of
said Court on page 522.

to
Charles Schrader.

The undivided 1/6 part of Lot Numbered 133 in McCarty's
Subdivision of the West Part of Out Lot numbered 120 in the
City of Indianapolis.

Subject to a mortgage dated April 13, 1875, executed by
the said Charles Schrader to the said Henry Day, Guardian
to secure the unpaid purchase money of said real estate.

Examined and approved by me this 29th day of May, 1875.

Livingston Howland, Judge, Marion Circuit Court.

Note: The Mortgage above referred to was recorded in Mort-
gage Record 70 page 484 and duly satisfied of record June
11, 1885.

20.

Charles Schrader died testate May 31, 1882.

Will Record
G. page 718
May 29, 1882
Probated
June 5, 1882.

21.

LAST WILL AND TESTAMENT OF CHARLES SCHRADER, DECEASED.

Know all men by these presents that I, Charles Schrader of the City of Indianapolis, Marion County, Indiana, of the age of 38 years 8 months and 29 days and being of sound mind and disposing memory yet recognizing suddenness of death at times and devising to make a just disposition - worldly possessions do make, publish and declare this my last will and testament in manner following, that is to say.

First: I desire that all my just and honest debts to be paid.

Second: I give and bequeath to my beloved wife, Sophia Schrader all the rest, residue and remainder of my property real and personal absolutely to dispose of the same as she may wish with the exception of the legacy made to my son, Charles T. Schrader below.

Third: I give and bequeath to my son, Charles T. Schrader the sum of \$100.00 to be paid him him on his coming of age out of the apprenticeship money which will come due if he serves out his apprenticeship with the Eagle Machine Works of the City of Indianapolis and lastly I wish that my wife Sophia Schrader shall act as executrix of this my last will and testament.

In Witness Whereof I have hereunto set my hand this 29th day of May 1882.

Charles Schrader.

The above instrument was at the date thereof signed, published and declared by the said Charles Schrader as and for his last will and testament in presence of us who at his request and in his presence and in the presence of each other have subscribed our names as witnesses thereto.

Robert Kempf

Witnesses: Wm. Meyer

George Seidensticker.

State of Indiana, County of Marion, SS:

Before me, Daniel M. Ransdell, Clerk of the Circuit Court of the County of Marion, State of Indiana, personally came Robert Kempf, William Meyer and George Seidensticker, subscribing witnesses to the foregoing instrument of writing who being by me first duly sworn upon oath depose and say that Charles Schrader the testator named in the instrument of writing purporting to be his last will and testament did sign seal publish and declare the same to be his last will and testament on the day of the date thereof and that the said testator was at the said time of the full age of 21 years and of sound and disposing mind and memory and that he was under no coercion, compulsion or restraint and that he was competent to devise his property and that the said testator so signed sealed published and declared the same to be his last will and testament in manner and form as aforesaid in the presence of affiants the subscribing witnesses thereto and that they each attested the same and subscribed their names as witnesses thereto in the presence and at the request of said testator and in the presence of each other.

Robert Kempf

Wm. Meyer,

George Seidensticker.

Subscribed and sworn to before me, in witness of which I hereunto affix the seal of said court and subscribe my name at Indianapolis, this the 5th day of June A. D. 1882.

D. M. Ransdell, Clerk.

Estate Docket
12 page 106.

IN THE MARION CIRCUIT COURT.

In the Matter of the Estate of Charles Schrader, deceased.
June 5, 1882. Sophia Schrader qualified as executrix of
the last will and testament of Charles Schrader, deceased.

22.

Order Book 62 page 1.

July 9, 1885. Final Report filed.

July 18, 1885. Proof of Publication of final Notice filed.

August 22, 1885. Proof of Posting of Final Notice filed.

August 28, 1885. Final Report approved and estate closed.

Order Book 72 page 233.

Town Lot Record
202 page 43
July 6, 1888.
Recorded
July 6, 1888.

Sophia Schrader, widow
to

Warranty Deed

Aetna Saving and
Loan Association.

Lot number 133 in McCartys Subdivision of the West Part
of Out Lot numbered 120 in the City of Indianapolis, as
shown by Plat Book 7 page 74 of the Recorders Office of
Marion County, Indiana.

23.

Town Lot Record
208 page 600
April 11, 1889
Recorded
April 18, 1889.

The Aetna Saving and
Loan Association of Indianapolis
(--) By Thomas R. Walker, Pres.
Attest: Howard Kimball, Secretary
to

Quit Claim Deed

Ollie C. Wilgus

Lot number 133 in McCarty's Subdivision of the West Part
of Out Lot Number 120 in the City of Indianapolis, as shown
by Plat Book 7 at page 74 of the Recorders Office of Marion
County, Indiana.

24.

(Note: Howard Kimball Secretary does not acknowledge exe-
cution of above deed).

Town Lot Record
271 page 379
Jan. 5, 1895
Recorded
Jan. 5, 1895.

Ollie C. Wilgus and
William Wilgus, her husband
to

Warranty Deed

John Rail.
Lot number 133 in McCarty's Subdivision of the West Part
of Out Lot number 120 in the City of Indianapolis, Indiana,
as shown by a plat thereof recorded in Plat Book 7 page 74
in the office of the Recorder of Marion County, State of
Indiana.

25.

Subject to a certain mortgage executed by the grantors
herein to Fred G. Bakemeyer calling for \$1000.00 bearing
interest at the rate of 7% per annum from date to maturity
as recorded in Mortgage Record 277 page 435 in the Recorders
Office of Marion County, State of Indiana, which the grantee
assumes and agrees to pay.

Note: The above mentioned mortgage was duly satisfied
of record April 8, 1895.

Town Lot Record 492 page 544 April 27, 1912 Recorded April 27, 1912. 26.	John Rail and Catherine Rail (signed Cathrine Rail) his wife to Martin A. Quinn Lots numbered 129 and 133 in McCarty's Subdivision of the West Part of Out Lot number 120 in the City of Indianapolis. (Also other real estate).	Warranty Deed
Town Lot Record 492 page 545 April 27, 1912 Recorded April 27, 1912. 27.	Martin A. Quinn (unmarried) to John Rail and Catherine Rail, husband and wife Lots numbered 129 and 133 in McCarty's Subdivision of the west part of Out Lot number 120 in the City of Indiana- polis, (Also other real estate).	Warranty Deed
Town Lot Record 630 page 122 June 1, 1920 Recorded June 2, 1920. 28.	John Rail and Catherine Rail, husband and wife to Ike Morris. Lots numbered 129 and 133 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis.	Warranty Deed
Town Lot Record 704 page 381 Oct. 10, 1923 Recorded Oct. 11, 1923. 29.	Ike Morris and Annie Morris, husband and wife to Charles D. Babcock, unmarried, trustee to reconvey Lots numbered 133 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis. (Also other real estate).	Warranty Deed
Town Lot Record 704 page 382 Oct. 10, 1923 Recorded Oct. 11, 1923. 30.	Charles D. Babcock, unmarried Trustee to reconvey to Ike Morris and Annie Morris, husband and wife Lot numbered 133 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis. (Also other real estate).	Warranty Deed
Assessment Record 130 page 398 Resolution #10286 Approved Nov. 29, 1922. 31.	Ike Morris to Curbing the Roadway in Ray Street. Lot 133 herein assessed \$1.24 unpaid and delinquent.	Assessment

Barrett Law Record
277 page 376
Resolution #10287
Approved
Jan. 3, 1923

Ike Morris
to
Pavement in Ray Street.
Lot 133 herein assessed for 1927-28 payable in 10 annual
installments and interest on said principal sum payable
semi-annually in May and November of each year.
Now 5/10 paid up to and including November 1927 install-
ment.
May 1928 installment unpaid and delinquent with penalty.

Judgment Search.

33. Examination made for judgments against John Rail and
Catherine Rail, husband and wife jointly from August 17, 1918
to and including June 2, 1920, Ike Morris, individually from
August 17, 1918 to and including October 11, 1923 and Ike
Morris and Annie Morris, husband and wife jointly within the
ten years last past and against none other.

Cause # A-23164
Order Book
432 page 383.

out

IN THE SUPERIOR COURT OF MARION COUNTY, INDIANA.
Flora M. Browne,
vs
Ike Morris
October 13, 1923. Costs.

34.

35.

Taxes for the year 1926 fully paid.

36.

Taxes for the year 1927 on the real estate for which this
Abstract is prepared are assessed in the name of Ike and
Annie Morris and are due and payable in May and November of
1928.

May Installment \$21.76

Nov. Installment \$21.76 unpaid.

37.

Taxes for the year 1928 now a lien.

CERTIFICATE



38.

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, affecting the title to the tract 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 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, as said records and dockets are now entered up, except as hereinabove set out.

THIRD That according to the current tax duplicates and special tax duplicates and 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 no search has been made for pending resolutions for municipal improvements where the lien has not attached. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

The undersigned has two complete independent sets of indexes to the foregoing records of said County, compiled from the records and not copied from the official indexes, and the searches covered by this certificate reflect said records of said County and are not restricted to the indexes thereof.

In the preparation of this abstract an examination was made of one set of indexes and the findings thereof were re-checked with the other independent set of indexes, said examination made by one examiner and re-checked by another.

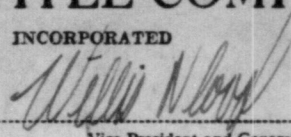
This certificate covers entries Nos. 1 to 38 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 12 both inclusive.

Dated at Indianapolis, Indiana, August 27, 1928, 7:00 A.M.

UNION TITLE COMPANY

INCORPORATED

By


Vice President and General Manager

168298

CAPTION

-1-

Continuation of Abstract of Title to Lot 133 in McCarty's Subdivision of West Part of Out Lot 120, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the Office of the Recorder of Marion County, Indiana.

Since August 27, 1928 7 A.M.

Prepared for: Western Saving and Loan Association.

Town Lot Record
829 page 59
Inst.#45145
Oct. 17, 1928
Recorded
Oct. 18, 1928

Ike Morris, and
Annie Morris, (Signed
Annie her x mark Morris)
(Witness to mark: Sadie Sheridan)
husband and wife,
to

Warranty Deed

-2-

Albert Cohen, and
Regina Cohen,
husband and wife.

Lot 133 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, Indiana, as shown by a plat thereof recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Subject to taxes of 1928 payable in 1929.

Mortgage Record
1032 page 631
Inst.#45150
Oct. 17, 1928
Recorded
Oct. 18, 1928

Albert Cohen and
Regina Cohen, husband
and wife,
to
Celtic Saving and Loan
Association No.3.

Mortgage

SATISFIED OF RECORD
ATTEST, UNION TITLE CO.
BY: *Edward Blum*
PRESIDENT

-3-

lot
3/5/38
629

Lot 133 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 at page 74 in the Recorder's office of Marion County, Indiana.

To secure the performance of a certain bond of even date herewith in penalty of \$2300.00 and interest at the rate of 6 $\frac{1}{2}$ % per annum, together with certain dues, fines, etc. with 10% attorney's Fees.

C-1992

IN THE MARION CIRCUIT COURT

Cause #4161
Petition filed
May 21, 1936
Order Book
262 page 344

-4-

IN THE MATTER OF CELTIC SAVING AND LOAN ASSOCIATION
NO. 3 FOR ASSIGNMENT OF SECURITIES.

Petition for authority to assign mortgages filed by Celtic Saving and Loan Association No. 3 showing adoption of a Plan of Reorganization, under which certain assets of said association were to be transferred to trustees for liquidation, which plan had been approved by the Department of Financial Institutions of the State of Indiana. Exhibit C attached to said petition is a schedule of mortgages to be assigned to said trustees, and includes the mortgages referred to in the following assignment.

May 23, 1936. It is ordered, adjudged and decreed that Celtic Saving and Loan Association No. 3 be authorized and directed to assign to Leo F. Welch, Harold R. Victor and Norbert J. Fox, Trustees, all the bonds and/or notes and mortgages described in said Exhibit C together with the shares of stock of said association pledged to secure said indebtedness, in accordance with the Plan of Reorganization and Trust Indenture.

C-1992

ASSIGNMENT

Release Record
53 page 260
Inst. #14345
April 30, 1936
Recorded
May 26, 1936

-5-

THIS IS TO CERTIFY, that the Celtic Saving and Loan Association, No. 3, of Indianapolis, and of the County of Marion and State of Indiana, in consideration of the sum of One Dollar in hand paid and of other valuable considerations, does hereby sell, set over, transfer and assign, without recourse, to Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees under Trust Indenture of Celtic Saving and Loan Association No. 3, under date of April 30, 1936, all of its right, title and interest in and to the following described mortgages executed, to it by the mortgagors therein named upon the dates set out and upon the several parcels of real estate therein described, all said real estate being situate in the County of Marion, State of Indiana, to secure the payment of the sums therein evidenced by the bonds therein referred to, which said bonds have been sold and assigned by said Association to said Trustees for said consideration, as above set out. Said mortgages being the following, to-wit:-

Mortgage for \$2,300.00, executed by Albert Cohen and Regina Cohen on October 17, 1928, recorded in Mortgage Record 1032, Page 631.

(Also various other mortgages affecting real estate other than herein abstracted.)

IN WITNESS WHEREOF, the said Celtic Saving and Loan Association No. 3, has hereunto caused this assignment to be executed by Charles L. Barry, its President and Leo F. Welch, its Secretary, and its corporate seal hereto attached, as of the 30th day of April, 1936.

Celtic Saving and Loan
Association No. 3 (Corp. Seal)
By Charles L. Barry, President
Leo F. Welch, Secretary

(Duly acknowledged).

(Approved by the Department of Financial Institutions of the State of Indiana this 25th day of May, 1936.

R. A. McKinley, Director)

C-1992

Town Lot Record
949 page 258
Inst. #14344
April 30, 1936
Recorded
May 26, 1936

Trust Indenture filed by which Celtic Saving and Loan Association No. 3 "does hereby grant, bargain, sell, transfer, assign, release, convey, set over and confirm unto" Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees for the purpose of liquidation, certain assets of said Association including the mortgages referred to in the Assignment above. Said instrument provides for the management and disposition of said assets by the trustees, authorizing and empowering them to perform any acts necessary for the fulfillment of the purposes of said trust.

-6-

Paragraph 14 of said Indenture reads in part as follows:

The signature of a majority of the Trustees to any deed, conveyance, assignment, bill of sale, transfer, indorsement or other written instrument, shall for all purposes be as binding and effectual as though all Trustees had signed the same; provided, however, that by instrument in writing duly recorded, the Trustees may authorize any one of the Trustees to release mortgages or other instruments of record.

(Approved by the Department of Financial Institutions of the State of Indiana this 25th day of May, 1936.

R. A. McKinley, Director)

POWER OF ATTORNEY

Misc. Record
270 page 367
Inst. #15929
May 29, 1936
Recorded
June 9, 1936

KNOW ALL MEN BY THESE PRESENTS, That Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees for Celtic Saving and Loan Association No. 3, under Trust Indenture of April 30, 1936, as recorded May 26, 1936, in Town Lot Record 949 page -- Instrument No. 14344, as such Trustees have made, constituted and appointed, and by these presents do make, constitute and appoint Leo F. Welch, Trustee, Harold R. Victor, Trustee and Norbert J. Fox, Trustee, or any one or either of them, separately and severally, as and for their true and lawful attorney-in-fact for and in their name, place and stead, and under the provisions terms and conditions of said Trust Indenture, to release and satisfy of record any or all mortgages, and/or any other instruments of record heretofore vested in said Association and by it assigned, transferred and set over to said Trustees, or at any time thereafter acquired by said Trustees, hereby giving and granting unto each or either of said Trustees, acting alone

-7-

C-1992

as such attorney-in-fact for all of said Trustees full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises and pertaining to the release of such mortgages or other instruments, as fully to all intents and purposes as might or could be done by all said Trustees acting together and personally present, hereby ratifying and confirming all that either of said Trustees acting as said Attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of May, in the year one thousand nine hundred and thirty-six.

Leo F. Welch,
Harold R. Victor,
Norbert J. Fox,
Trustees.

(Duly acknowledged).

-8-

Examination has been made, as to the persons named below, in the judgment search for liens shown by notices of Old Age Assistance filed in the Office of the Recorder of Marion County, as provided by the Act, concerning Public Welfare, since approval of the Act, March 18, 1936.

We find none.

Judgment Search

-9-

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:

Ike Morris
and
Annie Morris,
not individually,

from August 27, 1928,
7:00 A.M. to and including
October 18, 1928,

and vs

Albert Cohen
and
Regina Cohen
not individually,

for the 10 years last past
and against none other.

168298

-10-

Taxes for the year 1936 on the Real Estate for which this Abstract is prepared are assessed in the name of Albert and Regina Cohen and are due and payable on or before the first Mondays in May and November of 1937.

General Tax Duplicate No. 70791 C - D
Indianapolis Center Township.

May installment \$17.74 paid.

November installment \$17.74 paid.

-11-

Taxes for the year 1937 now a lien

SINCE PAID IN FULL
ATTEN. UNION TITLE CO.
BY *A. Edwards (Blum)*
PRESIDENT

GUARANTEED CERTIFICATE



-12-

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 12 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 7 both inclusive.

Dated at Indianapolis, Indiana, February 25, 1938 8 A.M.

UNION TITLE COMPANY

By Willis N. Coral
 President and General Manager

-7-

L.B.#16

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

★
168298

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: Western Saving and Loan Association

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
February 23, 1938 8 A.M. and

The Indianapolis Division of the Southern District down to and including
February 25, 1938 8 A.M.

Ike Morris
Annie Morris
Albert Cohen
Regina Cohen

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

L. B. #16

64-28044A

CAPTION

-1-

Continuation of Abstract of Title to Lot 133 in McCarty's Subdivision of West Part of Out Lot 120, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the Office of the Recorder of Marion County, Indiana.

Since February 25, 1938, 8 A.M.

Prepared For: Regina Cohen

-2-

Albert Cohen died June 20, 1944 as appears at a subsequent entry herein.

-3-

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

64-28044A

Town Lot Record
1731, Inst#83298
Dec. 18, 1958
Recorded
Dec. 19, 1958

STATE OF INDIANA, COUNTY OF MARION, SS:
REGINA COHEN, first being duly sworn upon her oath,
deposes and says:

That she is the widow of ALBERT COHEN, who died
intestate on June 20, 1944. That she and her said
husband acquired title to:

Lot 133 in McCarty's Subdivision of the West
part of Outlot 120 in the City of Indianapolis, as
per plat thereof, recorded in Plat Book 7, page 74,
by deed dated October 17, 1928, recorded in Town Lot
Record 829, page 59.

That she and the said ALBERT COHEN were husband
and wife on said date, and were husband and wife con-
tinuously thereafter until the death of the said
ALBERT COHEN on June 20, 1944.

That the estate of said ALBERT COHEN was not of
sufficient value to be subject to federal estate
tax.

Regina Cohen

Subscribed and sworn to before me, a Notary Public
in and for said County and State, this 18th day of
December, 1958.

Alvin M. Mordoh (LS)
Notary Public

My commission expires: 7-21-60.

-4-

Mortgage Record
1967 page 412
Inst. #83302
Dec. 18, 1958
Recorded
Dec. 19, 1958

Regina Cohen,
unmarried
to

Mortgage

Anchor Federal Savings
and Loan Association

Lot (67) 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.

Lot 72 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.

Lot (133) in McCarty's Subdivision of West Part of
Out Lot 120, in the City of Indianapolis, as per plat
thereof, recorded in Plat Book 7, page 74, in the
Office of the Recorder of Marion County, Indiana.

-5-

1014 Church

-2- jm (over)

64-28044A

To secure the payment of a loan evidenced by a promissory note of even date herewith in the principal sum of \$7,000.00 with interest as provided for in said note from date until paid, said principal and interest being payable in payments as provided in said note; all of said payments to be made on or before the first day of each calendar month hereafter until the whole of said principal sum and interest is fully paid in compliance with all the stipulations of said note.

Mortgage Record
2159 page 630
Instr. #76185
Aug. 9, 1962
Recorded
Aug. 20, 1962

Regina Cohen,
unmarried
to
Peoples Bank &
Trust Company

¹²¹⁰
Mortgage

Lot 133 in McCarty's Subdivision of West Part of Out Lot 120, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the recorder of Marion County, Indiana.

To secure the payment, when same shall severally become due, of any and all obligations, notes, bonds, trade acceptances, discounted or assigned statements of accounts, contracts for the payment of money, and other evidences of indebtedness made or discounted, or assigned by mortgagors, or either of them, to the Peoples Bank & Trust Company, Indianapolis, Indiana, or any sums advanced or hereinafter due and owing from said parties to the Peoples Bank & Trust Company. X

It is intended by all of the parties hereto that this Mortgage shall constitute a continuing security to any and all future advances, credits, loans, obligations or discounts or assignments of accounts as shall be made to and accrue from the said mortgagors, or either of them, and that so long as such indebtedness shall exist in whole or in part, this Mortgage shall continue in full force and effect.

Instrument shows name of person preparing same.

1014
Cohen

Old Age Assistance Examination has been made, as to the persons in
Search title subsequent to May 1, 1947, for liens shown

-7-

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

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

-9-

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:

Regina Cohen

**for the 10 years last
past and against
none other**

64-28044A

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

-12- Taxes for 1963 payable 1964 in name of Regina Cohen.

Duplicate No. 342705, "C-D", Indianapolis Center
Township, Code No. 1-01, Parcel No. 13553.

May Installment \$53.27 Paid.

November Installment \$53.27 Paid.

Assessed Valuation:

Land \$280.00 Improvements \$910.00 Exemptions None

-13- Taxes for 1964 now a lien in name of Regina Cohen.

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

-13 1/2 -

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

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

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

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

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

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

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

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

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

Where no such lines are established, front 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.

64-28044A

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.

64-28044A

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AC-4

ORDINANCE

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

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

64-28044A

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-AO-2

O R D I N A N C E

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

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

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

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

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

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

-over-

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

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

-14-

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

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

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

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

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

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

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

Effective March 28, 1957.

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

-15-

November 13, 1964. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

GUARANTEED CERTIFICATE

-17-

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.

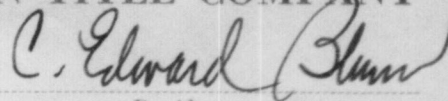
The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates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

This certificate covers entries Nos. **1** to **17** both inclusive and sheets watermarked "Union Title Company" Nos. **1** to **14** both inclusive.

Dated at Indianapolis, Indiana, **November 23, 1964, 8 A.M.**

UNION TITLE COMPANY

by



President

-14- jm

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

64-28044A

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: **Regina Cohen**

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

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

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

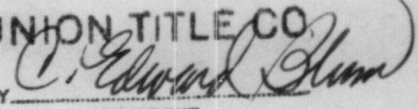
November 18, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

November 19, 1964, 8 A.M.

Regina Cohen

UNION TITLE CO.

BY 
PRESIDENT

jm

460831

Prepared for: Fidelity Trust Company

Real Estate

Description: Lot 133 in McCarty's Subdivision of West

Part of Out Lot 120 of the Donation Lands in the
City of Indianapolis, as per plat thereof, recorded
in Plat Book 7, page 74, in the Office of the
Recorder of Marion County, Indiana

Record Owner: Albert Cohen and Regina Cohen, husband and wife

Reference to Unsatisfied
Mortgages, as follows:

None.

THE FOREGOING IS A MEMORANDUM ONLY AND
ITS CORRECTNESS IS NOT GUARANTEED

UNION TITLE COMPANY

BY *Albert M. Ruston*

Certify
November 4, 1953

Indianapolis, Ind.

December 14, 1937.

I, Mr. Hyman Yushah agent for Solomon Eskeyo sold property located at 1030 and 1032 Church St., Indianapolis, Indiana, to Sol and Rebecca Namias for the amount of Eight Hundred Dollars (\$ 800.00) with the understanding that there is no liens or encumbrances whatsoever on this property.

I, Mr. Hyman Yushah received today in cash Four Hundred Dollars (\$ 400.00) deposit on the deal from Sol and Rebecca Namias.

Received

Hyman Yushah
Sol Namias



Subscribed and sworn to before me this
14th day of Dec. ,1937.

Wma Davidson
Notary Public

My commission expires Jan. 14, 1939

DUNCAN, SMITH & HORN BROOK,

ATTORNEYS AT LAW,

OFFICE, OVER 76 EAST WASHINGTON ST.

Indianapolis, Ind. Nov. 18th 1898

Mr. Nicholas M. Carty,

City.

Dear Sir:

We have examined the enclosed abstract to Lot 129 M. Carty's subdivision of the West part of Out Lot 120 City of Indianapolis, and from such examination we are of the opinion that you have a good and indefeasible title in fee simple to said property subject only to the taxes for 1898.

We think however you should have the two mortgages from Sarah M. Cobhill and husband satisfied of record, as a matter of further assurance to any prospective purchasers.

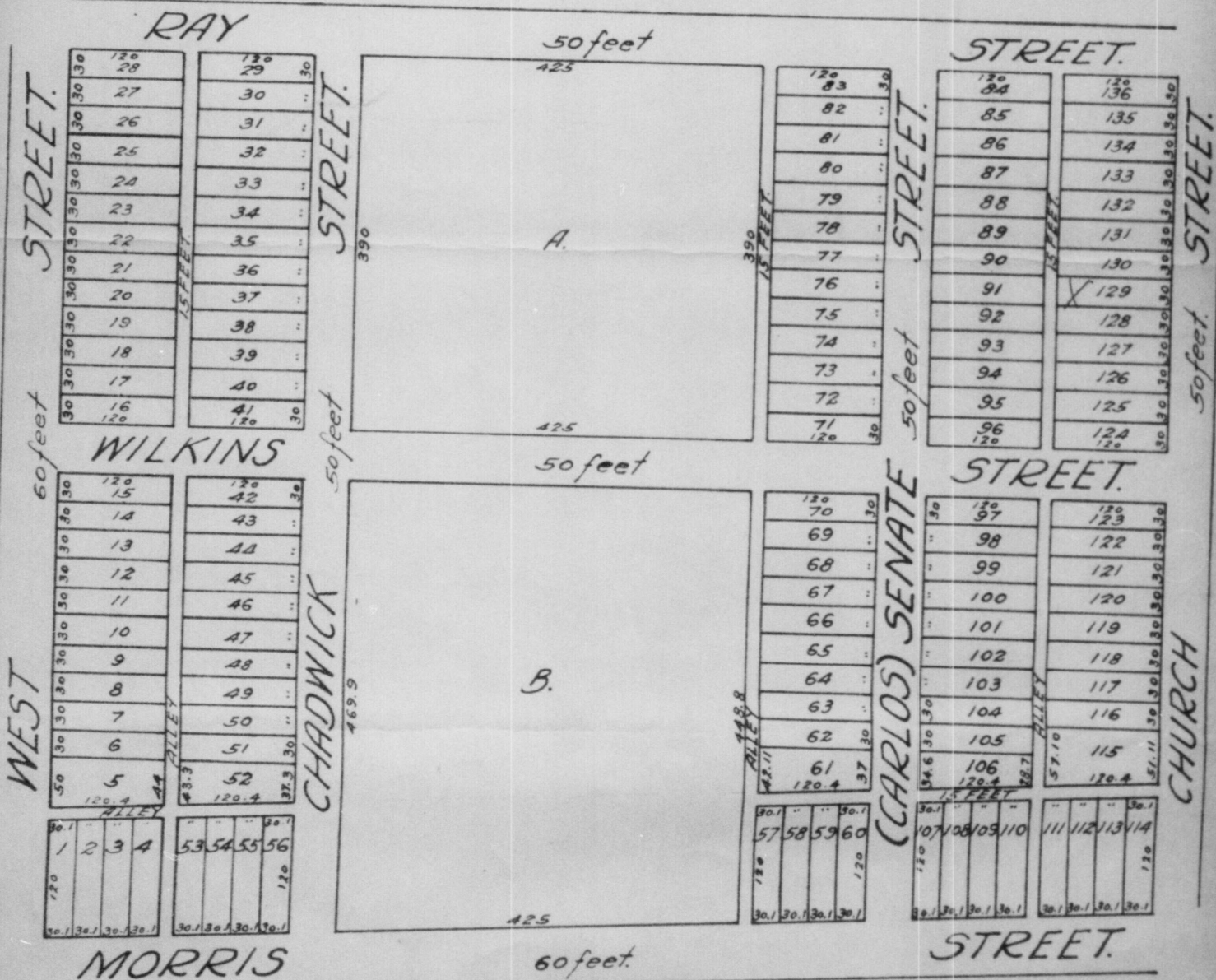
Respectfully Submitted
Smith, Duncan, Hornbrook & Smith

Abstract of Title to McCarty's Subdivision of the West part
of Out Lot 120 in the City of Indianapolis, Indiana.

4-16-18 - 10 plates

MCCARTY'S SUBDIVISION OF PART OF OUT LOT 120.

PLAT BOOK 7 PAGE 7A



RAY

50 feet

STREET.

WILKINS

50 feet

STREET.

MORRIS

60 feet

STREET.

WEST STREET.

STREET.

STREET.

STREET.

WEST

CHADWICK

(CARLOS) SENATE

CHURCH

- Ebenezer Sharpe, Agent of : May 2, 1834.
 the State for the town : Record 'D', page 535.
 of Indianapolis, : \$1390.00.
 1. To Deed : Recorded June 21, 1834.
 Nicholas McCarty. : Out Lot 120, containing
 52 33/100 acres (with other real estate).

Nicholas McCarty died intestate May 17, 1854.
 Estate settled January 7, 1860, in the Common Pleas Court,
 Complete Record 11, page 66.

2. Left as his only heirs Margaret McCarty, his widow, and Nicholas McCarty, Margaret R. McCarty, Susanna McCarty and Frances J. McCarty, his children and heirs.

Margaret McCarty, widow of Nicholas McCarty, deceased, died February 18, 1873, intestate, Order Book 59, page 542, Circuit Court.

Nicholas McCarty appointed Administrator March 14, 1874, Order Book 34, page 551, Circuit Court.

(No debts proven against the estate).

Only heirs at law of Margaret McCarty, deceased, to-wit: Nicholas McCarty, Susanna McCarty Day, Margaret R. McCarty Harrison and Frances J. McCarty. See Order Book 68, page 483, Circuit Court.

3. Margaret McCarty : October Term 1854.
 vs. Partition : Court of Common Pleas.
 Susan McCarty, : Order Book 2, pages 148
 Margaret R. McCarty, : and 276 and Complete
 Nicholas McCarty and : Record 4, page 159.
 Frances J. McCarty. : Petition filed June 3, 1854.

That Nicholas McCarty died leaving Margaret McCarty his Widow, and Children Susan McCarty, Margaret R. McCarty, Nicholas McCarty and Frances J. McCarty. Died seized of the following real estate: Out Lot 120 (with other real estate.)

The Commissioners herein set off to Margaret McCarty as her 1/3 in value, certain real estate other than Out Lot 120.

4. Susanna McCarty : December 9, 1857.
 To Marriage : Marriage Record
 Henry Day. : No. 6, page 659.

- Susanna McCarty Day died testate August 30, 1873.
Will probated Sept. 19, 1873, Will Record E, page 123.
5. Gives 1/4 interest in N. 1/2 N.W. 1/4, 22-15-3, to Nicholas McCarty on certain conditions. Residue of real estate divided 1/3 to Rev. Henry Day (her husband); 1/3 to Henry McCarty Day, their son and 1/3 to Margaret McCarty Day, their daughter. Estate settled in Circuit Court Oct. Term 1874.

6. Margaret R. McCarty : October 2, 1867.
To Marriage : Marriage Record
John C.S. Harrison. : No. 10, page 36.

7. Henry Day appointed Guardian of Henry McCarty Day, who was 14 years of age Oct. 19, 1873, and of Margaret McCarty Day, who was 10 years of age June 16, 1874. Guardian's Record 3, page 35.

8. Nicholas McCarty, Frances J. McCarty, John C.S. Harrison and Margaret McCarty Harrison, his wife, Henry Day, for himself and as Guardian of Henry McCarty Day and Margaret McCarty Day, subdivision of the West Part of Out Lot 120, into 136 lots, and 2 Blocks lettered "A" and "B" and into streets and alleys April 10, 1875. Recorded April 17, 1875, in Plat Book 7, page 74.

9 ✓ No Mortgages.

10 ✓ No Judgments.

11 ✓ Taxes all paid.

Indianapolis, February 11, 1891.

On examination made prior to April 10, 1875, as to the Recorder's office, General Judgment Dockets of Marion County, Indiana, we find no other conveyances or incumbrances on McCarty's Subdivision of the West part of Out lot 120 in the city of Indianapolis, than as above shown.

Elliott & Butler.

at 3 years with 6% Interest and 10% after
Maturity.

16

Sarah C. Cahill and
John S. her husband
To Mortgage
Henry Day Guardian
of Henry McCarty Day
and Margaret McCarty Day
minor heirs of Susanna
McCarty Day deceased.

April 13 1875
Record 70 page 488

Undivided 1/6 of
Lot 129 as above

4 Notes, one of \$16⁰⁰ due Dec 25. 1875. 2 of
\$33.³³ each at 1 and 2 years and one of \$33.³³
at 3 years with 6% Interest and 10%
after Maturity.

Assigned to Henry McCarty Day and
Margaret McCarty Day June 13. 1885 by
Henry Day Guardian.

Satisfied
Nov 27 1878
Cahill & Cahill

17

Henry Hattendorff
J. H. Walter Hattendorff
Ads

November 13. 1891
Order Book 176 page 472

No 42636

Costs.

Mary Catharine Cahill.

Henry Hattendorff

Clifford Hattendorff

18

Tracy Stewart
vs
John - Stewart

November 30. 1892
Order Book 184 page 373

No 43844

Costs. Divorce.

13
 Nicholas McBarty
 John C. S. Harrison and
 Margaret R. McBarty
 Harrison, his wife
 Frances J. McBarty
 Henry Day
 To W. Deed
 Sarah A. Cahill
 120 in the City of Indianapolis.

April 13th 1875
 Record 93 page 48
 \$583.³⁶
 Recorded Sept 14, 1875.
 Undivided 5/6 of Lot
 129 in McBarty's
 Subdivision of the
 West part of Out Lot
 120 in the City of Indianapolis.

14
 Henry Day Guardian
 of Henry McBarty Day
 and Margaret McBarty Day
 minor Heirs of Indiana
 McBarty Day, deceased
 as such Guardian by
 order of the Circuit
 Court, Order Book 35
 page 522.
 To Guardian's Deed
 Sarah A. Cahill.

May 20, 1875
 Record 93 page 47
 \$116.⁶⁶
 Recorded Sept 14, 1875
 Approved by Court
 May 29, 1875.
 Undivided 1/6 of
 Lot 129 as above.

Subject to a mortgage dated Apr 13th
 1875, executed by Sarah A. Cahill and John
 S. Cahill, her husband to Henry Day Guar-
 dian to secure unpaid purchase money

Encumbrances

15
 Sarah A. Cahill and
 John S. her husband
 To Mortgage
 Nicholas McBarty
 4 notes, one of \$83.³⁴ payable Dec 25, 1875
 2 of \$166.⁶⁷ each at 1 & 2 years and one of \$166.⁶⁸

April 13, 1875
 Record 70 page 487
 Undivided 5/6 of
 Lot 129 as above

*Extract from
 Nov 19 1878
 Robert A. H. Deed*

19

Cyrus J. Clark
Benjamin F. Wyszong
William C. Voss
Cds
Albert Johnson
Alice Johnson.

June 10th 1896
Order Book 211 page 349
No 50644
Costs.

Hyde Hunt
H M Taylor

20

Examination made as to judgments against
Albert Johnson, Belle Johnson, Delia Johnson,
Frances Cahill, Fannie Stewart, J. M. C.
Stewart, Lillie Cahill, Daniel Cahill,
Mary Cahill and Robert Dodson, and we
find none, except as above shown.

21

Sprinkling 1896 Paid

22

Taxes 1895 and 1896 unpaid. fine subject by sale
after Elliott & Butler

23

Indianapolis, Ind. April 9th 1897
On Examination made subsequent to April 9th
1895, as to Recorder's Office, General Judgment
Dockets of the Circuit and Superior Court and
Lispenders Records of Complaints and
attachments of Marion County, Indiana
We find no conveyances or encumbrances
on Lot 29 in McCarty's subdivision of
the West part of Out Lot 120 in the City of
Indianapolis, other than as herein
set forth.
Elliott & Butler

Albert Johnson et al
By Sheriff Marion County
vs Sheriff Dea
Nicholas McCarty

November 12, 1898
Recm 309 page
Lot 129 McCarty's Sub of Mt
park Oak Lot 120

Enclosure 2 mortgages given April 13 1875 by Sarah A
Cahill husband on said Lot 129 - one to Nicholas McCarty
recorded in Recm 70 page 487 and one to Henry Day Guardian of
recorded in Recm 70 page 488 -

Complaint filed in Circuit Court April 10, 1897 Cause No
5730 Complaint Recm 61 page 102 Margaret R. McCarty
Johnson vs Albert Johnson & Belle Johnson his wife Delia
Johnson Charline Johnson Elizabeth Robinson James
Robinson & Carrie Robinson his wife Hannah Johnson
Joseph Johnson her husband, George Cahill & Susan
Cahill his wife Mary Peters & George Peters her husband
Mamie Stewart & J. C. Stewart her husband Francis Cahill
Lillie Cahill, Edmund Cahill, Daniel Cahill & Mary
Cahill his wife Joseph Cahill & Cahill his wife
Maud Cahill, Elsie Cahill, Robert Dodson
Henry Hattendorf & H. Walter Hattendorf Cyrus
J. Clark Benjamin T. Myring, William C. Vothus
Complaint alleges Assignment of 7200 covered by
Said Mortgage to the Plaintiff &c

24

113
Copied
Nov 19 1898
Albert J. ...

Lot 129 Sold for Taxes Febry 14, 1898 to Nicholas McCarty
for \$52.74 Sale Book 14 page 33-

November 17, 1898

Examination of April 9, 1897 continued to date
and we find no change of title or unsatisfied in-
cumbrance incurred since said date except as herein
stated
Ellis & ...

26

27
Continuation of Abstract of Title to Lot 129 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, reference being made to the recorded plat thereof in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

28
Prepared for John R. Welch, since date of November 17, 1898.

29
AFFIDAVIT.

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

STATE OF INDIANA, MARION COUNTY:SS:

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

That this affiant is now 78 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty, and Susannah McCarty Day.

That this affiant has never been married, and his sister, Frances J. McCarty, has never been married, and that Margaret R. McCarty was married on the 3rd day of October 1867, to John C. S. Harrison.

Nicholas McCarty.

30
324, p. 159
Nov. 28, 1898
Recorded
Apr. 18, 1900.

Nicholas McCarty, unmarried,
to
John Rail.

Warranty Deed.

Lot 129 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's office of said County of Marion.

31
492, p. 544,
Apr. 27, 1912
Recorded
Apr. 27, 1912.

John Rail and
Catherine Rail, his wife,
(signs Cathrine Rail)

Warranty Deed.

to
Martin A. Quinn.

Lots 129 and 133 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

32
492, p. 545
Apr. 27, 1912
Recorded
Apr. 27, 1912.

Martin A. Quinn, unmarried,
to

Warranty Deed.

John Rail and
Catherine Rail, husband and wife.

Lots 129 and 133 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

33

✓ There are no further conveyances.

34

Encumbrances.

357, p. 119
Nov. 28, 1898.
Recorded
Jan. 17, 1899.

John Rail - -
to

Mortgage.

Nicholas McCarty.

Lot 129 as above described.

To secure the payment of two promissory notes each for \$250.00 due in 1 and 2 years after date, with 6% interest per annum from date to maturity payable semi-annually, and with 8% interest after maturity until paid, and 5% attorney's fees.

✓ *Wm R* ✓ *Wm R*

35

since Paid
R

Taxes for the year 1919, 1st installment paid,
2nd installment not paid,
payable in November 1920.

SINCE PAID
THE [unclear] COMPANY

36

✓ Taxes for the year 1920 now a lien.

37

Indianapolis, Indiana, May 14, 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, 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.

H.

MARION TITLE GUARANTY COMPANY

J. Williams

Continuation of Abstract of Title to Lot 129 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for John R. Welch, since date of former continuation, dated May 14, 1920.

630, p. 122.
June 1, 1920.
Recorded
June 2, 1920.

John Rail, and
Catherine Rail, husband and wife,
to
Ike Morris.

Warranty Deed.

Lots 129 and other lots in McCarty's Subdivision of the West part of Out Lot 120, in the City of Indianapolis.

Subject to the taxes for 1920, payable in 1921.

There are no further conveyances.

Encumbrances.

776, p. 305.
June 1, 1920.
Recorded
June 2, 1920.

Ike Morris, and
Annie Morris, his wife,
to
Celtic Saving and Loan
Association #3.

Satisfied of Record 1/16/21
UNION TITLE COMPANY
INCORPORATED
GENERAL MANAGER

Mortgage.

Lots 129 and 133 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, page 74, in the Recorder's Office of Marion County, Indiana.

To secure the loan of \$3000.00 with certain dues, interests, etc.

Sat April 16, 1921
over

Taxes for the year 1920, not paid, payable in May and November 1921.

Taxes for the year 1921,

SINCE PAID IN FULL
UNION TITLE COMPANY
INCORPORATED
BY [Signature]
V. PRES. & GEN. MANAGER

Indianapolis, Indiana, March 29, 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, 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.

EMERSON TITLE GUARANTEE COMPANY

J. W. Williams
By _____
-2-

12455

-1- Continuation of Abstract of title to Lot 129 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana. Since date of March 29, 1921.

Prepared for John R. Welch.

645 p. 219
Apl. 11, 1921.
Recorded
Apr. 13, 1921.

Ike Morris and
Anna Morris, his wife.

Warranty
Deed

to
Solomon B. Eskayo and Rebecca Eskayo,
husband and wife.

-2-

Lot 129 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis.

789 p. 464
Apl. 12, 1921
Recorded
Apl. 13, 1921.

Solomon B. Eskayo and
Rebecca Eskayo,
husband and wife.

SATISFIED OF RECORD
L. M. BROWN ABSTRACT
PRES.

to
Celtic Saving and Loan
Association No. 3.

-3-

Lot 129 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7 at page 74, in the Recorder's office of Marion County, Indiana.

To secure the payment of a certain bond of even date herewith in penalty of \$1000.00 with interest at the rate of 6-1/2% per annum together with certain dues, fines, etc. and 10% attorney's fees.

148 p. 172
Apl. 15, 1924
Recorded
Apl. 15, 1924.

Builders Lumber and
Material Company.
H. L. Koontz, Auditor.

Lien

to
Adolph Butler, S. B. and R. Eskayo

-4-

Lot 129 West Part of Out Lot 120 in McCarty's Sub. Addition to the City of Indianapolis, for the sum of \$101.36.

-5-

Examination for judgments made against Ike Morris a from Mar. 29, 1921 to April 13, 1921 and Solomon B. Eskayo and Rebecca Eskayo, husband and wife, for the 10 years last past and against none other.

-6-

Taxes for the year of 1923 paid in full.

12455

-7-

Taxes for the year of 1924 1st installment paid.
2nd installment unpaid.

-8-

Taxes for the year of 1925 now a lien payable in 1926.

Amended

As shown of record these taxes are now PAID.
L. M. BROWN ABSTRACT CO.
BY *[Signature]* MGR.

-9-

Indianapolis, Indiana. July 21, 1925.

From a search of the records in the Recorder's 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 Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, on the tract described in the Caption.

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.

Union Title Company
Incorporated

By *[Signature]*
V. PRES. & GENERAL MANAGER

#194562

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered One Hundred Twenty Nine (129) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Prepared for Paul Scharffin, since date of July 21, 1925.

2.

TITLE

WE FIND NO FURTHER CONVEYANCES.

OF

ENCUMBRANCES

ABSTRACTS

MORTGAGES.

3.

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

MECHANICS' LIENS.

4.

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

JUDGMENTS.

5.

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.

Solomon B. Eskayo and Rebecca Eskayo, jointly, and not individually, for the ten years last past.

None found unsatisfied.

ASSESSMENTS.

6.

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

L. M. Brown Abstract Co.,

#194562

INDIANAPOLIS
TITLE
OF
ABSTRACTS

7.

TAXES.

Taxes for the year 1942, paid in full.

8.

Taxes for the year 1943, assessed in the names of Solomon B. and Rebecca Eskalys, are due and payable the first Monday in May and the first Monday in November, 1944.

General Tax Duplicate No. 331250
Parcel No. 19695
Indianapolis, Center Township.

May installment \$19.75 paid.
Nov. installment \$19.75 unpaid.

PAID IN FULL
TITLE CO.
ATTEST
BY *Kenn B. Edg*
PRESIDENT

9.

Taxes for the year 1944, became a lien March first, and are due and payable in May and November, 1945.

PAID IN FULL
TITLE CO.
ATTEST
BY *Kenn B. Edg*
PRESIDENT

L. M. Brown Abstract Co.,

#194562

ZONING

10.

INDIANAPOLIS

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

TITLE

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

OF

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

ABSTRACTS

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

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

Eight Classes of Area Districts, Class AAA, 30,000 square feet per family; 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-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

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

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

L. M. Brown Abstract Co.,

CERTIFICATE

11.

The undersigned, L. M. BROWN ABSTRACT COMPANY, a 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 and Federal Tax 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.

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, 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.

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 July 21, 1925, to and including August 21, 1944, and covers Paragraphs No. 1 to 11, both inclusive, and Sheets No. 1 to 4, both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *[Signature]*
President & Mgr.

McA.

Established 1868

L. M. Brown Abstract Co.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

Capital \$150,000.00

INDIANAPOLIS 4, IND.

#194562

OFFICERS

RUSSELL A. FURR
PRES. & MANAGER
VOLNEY M. BROWN
VICE-PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
CORNELIUS O. ALIG
TREASURER
EDSON T. WOOD, JR.
SECRETARY
KARL MOHR
ASST. MGR.

DIRECTORS

CHAS. R. YOKE
EDSON T. WOOD, JR.
FERMOR S. CANNON
VOLNEY M. BROWN
FRED G. APPEL
CORNELIUS O. ALIG
FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR
SAMUEL B. SUTPHIN
J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

PAUL SCHARFFIN

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 and New Albany.

The undersigned L. M. BROWN ABSTRACT CO., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named seven divisions of the United States District Courts 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 **August 21, 1944.** and all other Divisions of the State of Indiana, down to and including **August 21, 1944.**

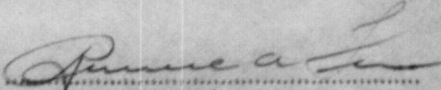
In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana,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

Solomon B. Eskayo

Rebecca Eskayo

Dated **August 21, 1944.**

L. M. BROWN ABSTRACT CO.

By 
President and Manager

503615

CAPTION

-1-

Continuation of Abstract of Title to Lot 129 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.
Since August 21, 1944.

Prepared for: Fidelity Trust Company

Town Lot Record
1173 page 554
Inst. #14822
Oct. 3, 1944
Recorded
Apr. 23, 1945

Solomon B. Eskayo and
Rebecca Eskayo,
husband and wife
to
Regina Cohen

Warranty Deed
(No U.S. Revenue
Stamp Attached)
American Foreign
Service Stamp \$2.00
(\$1100.00 Consideration)

-2-

Lot #129 in McCarty's subdivision of the west part of out Lot #120 in the City of Indianapolis, as per Plat thereof recorded in Plat Book 7, page 74 in the Recorder's office of Marion County, Indiana.
Subject to: Taxes of 1944, payable in 1945.

Old Age Assistance
Search

-3-

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

503615

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:

Regina Cohen

for the 10 years
last past and
against none other.

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #M-27677
April 29, 1949
Order Book
117 page 388

Regina Cohen

vs

Enoch Boone

Judgment rendered vs plaintiff for costs.

-5-

-6-

Taxes for the year 1954 on the real estate for which this Abstract is prepared are assessed in the name of Regina Cohen and are due and payable on or before the first Mondays in May and November of 1955.

General Tax Duplicate No. 223726, C-D,
Indianapolis, Center Township, Parcel No. 19695.

May Installment \$33.21 Paid.

November Installment \$33.21 Unpaid

-7-

Taxes for the year 1955 now

SINCE PAID IN FULL
ATTEST UNION TITLE CO.
BY *C. Edmund Dunn*
PRESIDENT

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

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

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

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 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.

503615

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, A-5, 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 $1/3$ 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 $1/2$ stories high, such least dimension shall be not less than $1/6$ 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 $1/2$ 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.

503615

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.

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 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.

-9-

June 27, 1955. 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.

503615

GUARANTEED CERTIFICATE

-10-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.
The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 10 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 6 both inclusive.

Dated at Indianapolis, Indiana, July 11, 1955, 7 A. M.

UNION TITLE COMPANY

by Vern E. Burdidge
President

-6- pjc

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

503615

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

NORTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: **Fidelity Trust Company**

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 6, 1955, 7 A. M. and

The Indianapolis Division of the Southern District down to and including

July 7, 1955, 7 A. M.

Regina Cohen

UNION TITLE CO.

BY *Vern E. Boudry*
PRESIDENT

pjo

64-28045A

CAPTION

-1-

Continuation of Abstract of Title to Lot 129 in
McCarty's Subdivision of the West part of Out Lot
120 of the Donation Lands of the City of
Indianapolis, as per plat thereof, recorded in
Plat Book 7, page 74, in the Office of the
Recorder of Marion County, Indiana.
Since July 11, 1955, 7 A.M.

Prepared For: Regina Cohen

Mortgage Record
1804 page 376
Inst. #62834
July 26, 1955
Recorded
Aug. 25, 1955

Regina Cohen
(No Marital Status
Given)
to

Indemnifying Mortgage

Fidelity Trust Company

Lot 129 in McCarty's Subdivision of the West
part of Out Lot 120 of the Donation Lands of the
City of Indianapolis, as per plat thereof, recorded
in Plat Book 7, page 74, in the Office of the
Recorder of Marion County, Indiana.

This mortgage is executed upon the following
conditions: The said Fidelity Trust Company agrees
to advance by way of a loan any sum or sums of money
that Regina Cohen, hereinafter called borrower, may
from time to time desire within the period of six
months from the date hereof, not to exceed an aggregate
principal amount of \$1807.25, and interest, including
any amount already advanced by mortgagee to borrower.
Interest on such advances shall be at the rate agreed
upon by borrower and mortgagee, not exceeding, however,
the rate of six per cent per annum, discounted in
advance. All of said advances are or will be evidenced
by the principal promissory note or notes of borrower,
payable to the order of mortgagee, providing for interest
after maturity at the rate of eight per cent per annum
for attorney's fees and for payment without relief from
valuation or appraisal laws.

-2-

64-28045A

-3-

"Bankers Trust Company" merged with "Fidelity Trust Company", under the name of "Fidelity Bank & Trust Company" by Agreement of Merger and Articles of Merger, approved by the Office of the Secretary of State on August 31, 1956. Said agreement of Merger and Articles of Merger recorded as one Instrument August 31, 1956, in Misc'l. Record 564, page 556. "Fidelity Bank & Trust Company" and "American Fletcher National Bank and Trust Company," consolidated under the charter and title of "American Fletcher National Bank and Trust Company," as disclosed by certificate of the Comptroller of the Currency, said certificate dated July 31, 1959 and recorded September 1, 1959, in Misc'l. Record 630, page 416.

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.

-4-

Juvenile Court
Search

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.

-5-

64-28045A

Uniform Commercial
Code

-6-

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

-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:

Regina Cohen

from July 11, 1955,
7 A.M. to date and
against none other

64-28045A

-8- Taxes for the year 1962 and prior years paid in full.

-9- Taxes for 1963 payable 1964 in name of Regina Cohen.

Duplicate No. 342708, "C-D", Indianapolis
Center Township, Code No.1-01, Parcel No. 19695.

May Installment \$42.52 Paid.

November Installment \$42.52 Paid.

Assessed Valuation:

Land \$280.00 Improvements \$670.00 Exemptions None

-10- Taxes for 1964 now a lien in name of Regina Cohen.

64-28045A

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

ORDINANCE

-11- BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-AO-2

64-28045A

O R D I N A N C E

-12- 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.

-over-

-6- jm

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

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

-13-

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

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

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

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

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

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

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

Effective March 28, 1957.

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

-14-

November 13, 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.

-15-

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

GUARANTEED CERTIFICATE

-16-

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 16 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 10 both inclusive.
Dated at Indianapolis, Indiana, November 23, 1964, 8 A.M.

UNION TITLE COMPANY

by C. Edward Blum
President

-10- jm

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME Irose 2-2361

Capital Stock \$1,000,000.00

64-28045A

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: Regina Cohen

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

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

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

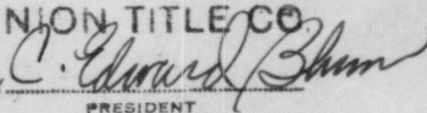
November 18, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

November 19, 1964, 8 A.M.

Regina Cohen

UNION TITLE CO

BY 
PRESIDENT

jm