

68 56314
WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 256

This Indenture Witnesseth, That Jenoe Biro and Anna Biro (Adults husband & wife)

of Marion County, in the State of Indiana Convey and Warrant to
the STATE OF INDIANA for and in consideration of TEN THOUSAND EIGHT HUNDRED SEVENTY FIVE
(\$10,875⁰⁰) Dollars,

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

SOUTH 20 FEET OF LOT 27 IN GATLING'S SUBDIVISION OF THE NORTH PART OF OUT LOT 117, IN THE CITY OF
INDIANAPOLIS, RECORDED IN LAND RECORD "U", PAGE 368, IN THE OFFICE OF THE RECORDER OF MARION COUNTY,
INDIANA, ALSO THE NORTH 18.75 FEET OF VACATED BICKING STREET, ADJOINING SAID LOT 27 ON THE SOUTH AS
VACATED PURSUANT TO RESOLUTION RECORDED JULY 8, 1957 IN BOOK 1669, PAGE 48.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM,
AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.

RECEIVED FOR RECORD
'68 OCT 31 AM 9:14
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. A-233580
A-233579
Dated October 15 1968

DULY ENTERED
FOR TAXATION

819582 OCT 31 '68

John T. Sutton
COUNTY AUDITOR

Land and improvements \$10,875⁰⁰; Damages \$NONE; Total consideration \$10,875⁰⁰

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

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

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

In Witness Whereof, the said Jenoe Biro & Anna Biro (Adults husband & wife)

have hereunto set their hands and seals, this 20 day of August 19 68
Jenoe Biro (Adult husband) (Seal) Anna Biro (Adult wife) (Seal)
(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

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 _____ 21
day of _____ August, A. D. 1968; personally appeared the within named _____

JENOE BIR0 and ANNA BIR0 Adults husband
and wife Grantor _____ in the above conveyance, and acknowl-
edged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires January 19, 1971 _____ Notary Public
Luther C. Hepler
LUTHER C. HEPLER

The undersigned, owner of a mortgage and/or lien on the land herein conveyed, hereby releases from said mortgage
and/or lien said conveyed land, and does hereby consent to the payment of the consideration therefor as directed in this trans-
action, this 22nd day of August, 1968.

(Seal) Railroadman's Mutual Sav & Loan Assn. (Seal)
(Seal) J. Anderson, Asst Vice Pres. (Seal)

State of Marion Indiana }
County of Marion } ss:

Personally appeared before me V. M. ANDERSON, (Vice President Railroadman's)

_____ above named and duly acknowledged the execution of the above release
the 22 day of August, 1968.

Witness my hand and official seal.

My Commission expires January 19, 1971 _____
Luther C. Hepler
Luther C. Hepler Notary Public
68 56314

WARRANTY DEED

FROM _____
TO _____
STATE OF INDIANA

Received for record this _____
day of _____, 19____
at _____ o'clock _____ m, and
Recorded in Book No. _____ page _____
Recorder _____ County _____

Endorsed NOT TAXABLE this _____
day of _____, 19____
Auditor _____ County _____

(8)

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
ROOM 1105 — 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA 46209

Oct. 23, 1968

19

To
Jence & Anna Biro
City

GENTLEMEN:

We enclose State Warrant No. A 234381 10-11-68 19
in settlement of the following vouchers: 69-173

Description	Amount
For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>256</u> as per Grant/Warranty Deed, Dated <u>8-27-68</u>	\$276 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Anna Biro
Date _____

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

October 22 19 68

To
 Jenoe Biro, Anna Biro
 Railroadmen's Federal Savings & Loan Association
 915 Union Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-233579 October 15 19 68
 in settlement of the following vouchers:

Transmittal #69-171

Description	Amount	
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>256</u> as per Grant/Warranty Deed, Dated <u>8/22/68</u>	\$6,875	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Jenoe Biro

Date

10-25-68

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
 ROOM 1105 — 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA 46209

October 22 1968

To
 Jenoe Biro, Ann Biro
 Indiana National Bank & Trust Company
 915 Union Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-233580 October 15 19 68
 in settlement of the following vouchers:

Transmittal #69-171

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>256</u> as per Grant/Warranty Deed, Dated <u>8/22/68</u>	\$4,000 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Jenoe Biro
 Date 10-25-68

APPRAISAL REVIEW FORM
 Division of Land Acquisition
 Indiana State Highway Commission

Control Project I-70 (52)
 Parcel No. 256
 Road I-70
 County Marion
 Owner Jesse and Anna Bino
 Address 915 Union St.
 Address of Appraised Property:
915 Union St.

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

- | | |
|--|------------------|
| 1. I have personally checked all comparables and concur in the determinations made. | <u>Yes</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>Adv. Acq.</u> |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. | <u>Yes</u> |
| 4. Necessary photos are enclosed. | <u>Yes</u> |
| 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. | <u>Yes</u> |
| 6. Plats drawn by the appraisers are attached. | <u>Yes</u> |
| 7. I have personally inspected the Plans. | <u>Yes</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>6-13-67</u> |
| 9. The computations of this parcel have been checked and reviewed. | <u>Yes</u> |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. | <u>Yes</u> |

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 June 13, 1967 :
 (Date)

Estimate of Appraisers:

	By: <u>Taylor</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$10,900	\$	\$10,900
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - 0 -	\$	\$ - 0 -
The Total Value of Taking Is: (a minus b) TOTAL	\$10,900	\$	\$10,900
(1) Land and/or improvements	\$10,900	\$	\$10,900
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$10,900 ⁰⁰	\$	\$10,900 ⁰⁰

Approved	Date	Signed
Rev. Appr.	6-13-67	Phillip J. York
Asst. or Chief Appr.	6/22/67	Lisa W. Ehley

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 8 COUNTY Marion PARCEL NO. 256

NAME & ADDRESS OF OWNER Jesse and Anna Bier
915 Union St. Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr and Mrs Bier
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT Aug 23, 1968

OFFER \$ _____ TIME OF CONTACT _____

Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax Memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. _____ Secured Right of Entry? | |

REMARKS: Had new vouchers signed by Mr and Mrs Bier. The abstract continuation shows a mortgage of 4000 to Indiana National Bank.

Went to Real Estate and INB and had the new vouchers signed

Status of Parcel: ()-Secured, ()-Condemned, ()-Other (Explain):

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Luther Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 7 COUNTY Marion PARCEL NO. 256

NAME & ADDRESS OF OWNER Jesse and Anna Bero

915 Union St. Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Hinkle

Union Federal Savings and Loan PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT August 22, 1968

OFFER \$ _____ TIME OF CONTACT 3:00pm

Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Talked to Mr. Hinkle about the problem
of getting the Bero lease started. He thought
he could work something out with Mr. Hercules
on the \$3500 necessary to get started immediately.

Status of Parcel: ()-Secured, ()-Condemned, ()-Other (Explain):

Distribution Made

- (1) Parcel (1) Weekly Summary
- () Owner () Attorney
- () Broker () Other, specify:

Little C. Hopper
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 256

NAME & ADDRESS OF OWNER Jenoe Biero and Anna Biero
915 Union Street, Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT August 21, 1968

OFFER \$ _____ TIME OF CONTACT 4:00 PM

Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax Memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. _____ Secured Right of Entry? | |

REMARKS: The necessary papers to convey the property were signed, deed, recorder, retention statements, receipt for warranty deed, and list of items to be retained.

I am to contact Mr. Hinkle at Union Federal Savings and Loan about Mr. Biero house to be built by Mr. Kovacs. Builder.
Explain about the sale of the property to the State of Indiana and when payment will be made. Three thousand five hundred dollars is to be sent to Union Federal upon completion of the payment by the state to Railroadmen's.

Status of Parcel: ()-Secured, ()-Condemned, ()-Other (Explain):

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| (4) Owner | () Attorney |
| () Broker | () Other, specify: |

Luther C. Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 256

NAME & ADDRESS OF OWNER Jenae Bior and Anna Bior
PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr and Mrs Bior and Julius
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT July 3, 1968

OFFER \$ _____ TIME OF CONTACT 5:15 P.M.

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
5. _____ Showed plans, explained take, made offer, etc.?
6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. _____ Walked over property with owner? (or with whom? _____)
9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Mr Julius, a engineer in the R/W section was at the home and helped me explain it was impossible to offer more money for the lot as the review appraiser would not make a adjustment to the review of the vacant lot. Mr. Bior wants the lot and home considered as one package and will not accept the price offered for the house if we do not increase the offer for the lot.

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

Distribution Made

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

Luther C. Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 24 COUNTY Marion PARCEL NO. 256

NAME & ADDRESS OF OWNER Jeno Bero and Anna Bero
915 Union St. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr & Mrs Bero
PHONE # _____

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

DATE ASSIGNED June 23, 1967 DATE OF CONTACT March 3, 1968

OFFER \$ _____ TIME OF CONTACT 5:00 PM

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
5. _____ Showed plans, explained take, made offer, etc.?
6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. _____ Walked over property with owner? (or with whom? _____)
9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: The price of the house is acceptable to Mr & Mrs Bero if they can retain the following items for a \$2500 salvage value.
Paneling in the house. Built in cabinet in living room, wall paneling in the kitchen, fence, air conditioned garage doors.
What is the length of time Mr. Bero can stay in the house? after settling I am to check and call again in about two weeks

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

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

Luther Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 24 COUNTY _____ PARCEL NO. 256

NAME & ADDRESS OF OWNER Jence Bier and Anna Bier
915 Union St. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr & Mrs Bier
PHONE # _____

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

DATE ASSIGNED June 23, 1967 DATE OF CONTACT April 3, 1968

OFFER \$ _____ TIME OF CONTACT 5:00 P.M.

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. _____ Showed plans, explained take, made offer, etc.?
- 6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. _____ Walked over property with owner? (or with whom? _____)
- 9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: The price of the house is acceptable to Mr & Mrs Bier if they can retain the following items for a \$25.00 salvage value.
Paneling in the house. Built in cabinet in living room. Wall paneling in the kitchen, fence. Air conditioner, garage door.
What is the length of time Mr. Bier can stay in the house after selling?
I am to check and call again in about two weeks.

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

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

Lester C. Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 23 COUNTY Marion PARCEL NO. 256

NAME & ADDRESS OF OWNER Jence Biro and Anna Biro
915 Union St. Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr & Mrs Biro
PHONE # _____

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

DATE ASSIGNED June 23, 1967 DATE OF CONTACT September 18, 1967

OFFER \$ 10,900⁰⁰ TIME OF CONTACT 6:00 PM

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

1. Yes Checked abstract with owner? 2. No Any affidavits taken?
3. Yes Any mortgage(s)? 4. No Any other liens, judgements, etc.?
5. Yes Showed plans, explained take, made offer, etc.?
6. Yes Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. Yes Walked over property with owner? (or with whom? _____)
9. Yes Arranged for owner to pay taxes? (Explain how in remarks)
10. NA Secured Right of Entry? 11. NA Secured Driveway Right of Entry?
12. Yes Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. Yes Was 180 Day Notice Letter delivered or mailed to all parties?
14. NA Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS: Mr Biro explained he would be willing to accept the offer if he would be allowed to remove the paneling built in cabinet in living room, wall paneling in the kitchen, ^{changed 4/3/68} fixtures removed from the porch, Built in cabinets in the living room. The cabinets are set in the house and the wall will remain. Water ^{cont 4/3/68} heater, furnace, and air conditioner.

cont 4/3/67 Keep the garage doors and the floor.

Mr Biro explained he would need \$15,000 for the house if he were not allowed to remove the material so he can use it in another house.

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

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

Luther C Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 237 COUNTY Marion PARCEL NO. 256

NAME & ADDRESS OF OWNER Jence Biro
915 Union Street Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Richard Smith, Attorney
Ketcher Trust Building PHONE # 682-4402
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED June 23, 1967 DATE OF CONTACT September 13, 1967

OFFER \$ _____ TIME OF CONTACT 2:30 PM

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. _____ Showed plans, explained take, made offer, etc.?
- 6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. _____ Walked over property with owner? (or with whom? _____)
- 9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Talked to Attorney Smith about the parcel
and he stated the property owners of parcel 256
and 232 were unsatisfied with the offer.
I asked him about the list of occupants
and the Relocation Assistance forms, explaining
it was necessary we have the papers filled
out even though the offer is not accepted.
Mr. Smith promised to take care of this and
send the papers.

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

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

Luther Hepler
(Signature)

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 #256 COUNTY Marion

Names on Plans Jenoe & Anna Biro

CTIC # 6500-137

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that as of the 27th day of June, 19 66

Jenoe Biro and Anna Biro, husband and wife

are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

The maximum liability of the undersigned under this Guaranty is limited to the sum of \$ 5,000.00.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binkley

ATTEST:

President

Robert Kratochvil

Secretary

Countersigned and validated as of the 12th day of July

19 66.

J. L. Watson

Authorized Signatory

SCHEDULE "A"

The property covered by this Guaranty is situated in the County of Marion
in the State of Indiana and is described as follows:

South 20 feet of Lot 27 in Gatling's Subdivision of the North part of
Out Lot 117, in the City of Indianapolis, recorded in Land Record "u",
page 368, in the Office of the Recorder of Marion County, Indiana,
also the North 25 feet of vacated Bicking Street, adjoining said Lot
27 on the South as vacated pursuant to resolution recorded July 8, 1957
in Book 1669, page 48.

CTIC # 6500-137

Warranty Deed dated August 12,
1957, recorded August 21, 1957,
in Book 1674, page 357, from
David Klor and Mae Klor, husband

The Record Owner or Owners disclosed above acquired title by and wife. (\$.55 Federal
documentary stamps affixed.) and by Warranty Deed dated August 12, 1957 and
recorded August 21, 1957 in Book 1674, page 356, from Samuel J. Klor and
Nadine Klor, husband and wife (\$.55 Federal documentary stamps affixed.)
and by Warranty Deed dated SCHEDULE "B" August 12, 1957, recorded August 21,
1957 in Book 1674, page 355, from Louis Klor, unmarried, Ruth K. Brodey and
Paul Brodey, her husband, and Jerry J. Kurlander, unmarried. (\$3.85 Federal
This certificate is a guarantee of Record Ownership only and as such does not purport to cover stamps.)

nor disclose:

- a. the rights of parties in possession
- b. matters that might be disclosed by an accurate survey
- c. statutory liens for labor or materials unless filed of record
- d. ordinances, laws or regulations enacted by governmental authority

The search of the record of the property described in Schedule "A" discloses the following liens,
encumbrances or defects in the title of the Record Owner or Owners.

- e. taxes for the year 1965, each half for \$65.69, assessed in the names
of Jenoe and Anna Biro, due and payable in May and November, 1966.
(Center Township - Inside, Parcel No. 101-1092540, Duplicate No.
6007715) The May installment has been paid. (Assessed Value -
Land \$720; Improvements \$1660; Exemptions \$1000)
- f. Taxes for the year 1966, due and payable in 1967.

Form 3296-15

- g. Mortgage dated June 19, 1961, recorded June 20, 1961 in Mortgage
Record 2088, page 520 for \$5,000.00 by Jenoe Biro and Anna Biro,
husband and wife, to Railroadmen's Federal Savings and Loan
Association of Indianapolis.

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 256

NAME & ADDRESS OF OWNER Jence Bero
915 Union Street Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Attorney Richard Smith
Fidelity Building Indianapolis PHONE # 632-4402
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT September 7, 1967

OFFER \$ _____ TIME OF CONTACT 2

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. _____ Showed plans, explained take, made offer, etc.?
- 6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. _____ Walked over property with owner? (or with whom? _____)
- 9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Left the 180 day letter for Mr. Bero with
Mr. Smith along with the statement of occupancy
and application for relocation payment.

Mr. Smith will call when we are to contact
Mr. Bero

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

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

Luther Kasper
(Signature)

For 56

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 COUNTY Marion

Names on Plans Jenoe & Anna Biro

CTIC # 6500-137 -S

Name of Fee Owner Jenoe Biro and Anna Biro, husband and wife

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from July 14, 1967 to and including July 26, 1968 reveals no changes as to the real estate described under

CTIC # 6500-137 except:

1. Taxes for 19 67 payable 19 68 in name of Jenoe and Anna Biro
 Duplicate # 8718582 Parcel # 1092540 Township Center Code # 101
 May \$ 75.64 (paid) (~~unpaid~~); November \$ 75.64 (~~unpaid~~) (unpaid)
 Taxes for 19 68 payable 19 69 now a lien.

Mortgage dated January 31, 1968 and recorded February 2, 1968 as Instrument No. 68-4889 for \$4000.00 by Jenoe Biro and Anna Biro, husband and wife to Indiana National Bank of Indianapolis.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 14 day of August 19 68.

Ronald R. Evans
Authorized Signatory

Pin 254
CHICAGO TITLE INSURANCE COMPANY

**INTERIM
GUARANTY OF TITLE**

S. R. I-70 PROJ. I-70-3(52)77 COUNTY Marion

Names on Plans Jenoe & Anna Biro

CTIC # 6500-137 -S

Name of Fee Owner Jenoe Biro and Anna Biro, husband and wife

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from June 27, 1966 to and including July 7, 1967 reveals no changes as to the real estate described under CTIC # 6500-137 except:

1. Taxes for 19 66 payable 19 67 in name of Jenoe and Anna Biro
 Duplicate # 7019619 Parcel # 1092540 Township Center Code # 101
 May \$ 70.39 (paid) ~~(unpaid)~~; November \$ 70.39 ~~(paid)~~ (unpaid)
 Taxes for 19 67 payable 19 68 now a lien.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 17th day of July 19 67.

John W. Jagger
Authorized Signatory

AMENDED

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 COUNTY Marion

Names on Plans Jenoe & Anna Biro

CTIC # 6500-137 -S

Name of Fee Owner Jenoe Biro and Anna Biro, husband and wife

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from July 7, 1967 to and including July 14, 1967 reveals no changes as to the real estate described under CTIC # 6500-137 except:

1. Taxes for 19 66 payable 19 67 in name of Jenoe and Anna Biro
 Duplicate # 7019619 Parcel # 1092540 Township Center Code # 101
 May \$ 70.39 (paid) ~~(unpaid)~~; November \$ 70.39 ~~(paid)~~ (unpaid)
 Taxes for 19 67 payable 19 68 now a lien.

2. Legal description of property is amended to read as follows:

South 20 feet ^{of} Lot 27 in Gatling's Subdivision of the North part of Out Lot 117, in the City of Indianapolis, recorded in Land Record "U", page 368, in the Office of the Recorder of Marion County, Indiana, also North 18.75 feet of vacated Bicking Street, adjoining said Lot 27 on ^{the} South ~~as~~ vacated pursuant to resolution recorded July 8, 1957 in Book 1669, page 48.

*Proj I-70-3(52)
Code 0536
Parcel 256
Marion County*

Clause C3:

*L. W. Moore
8-3-67*

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

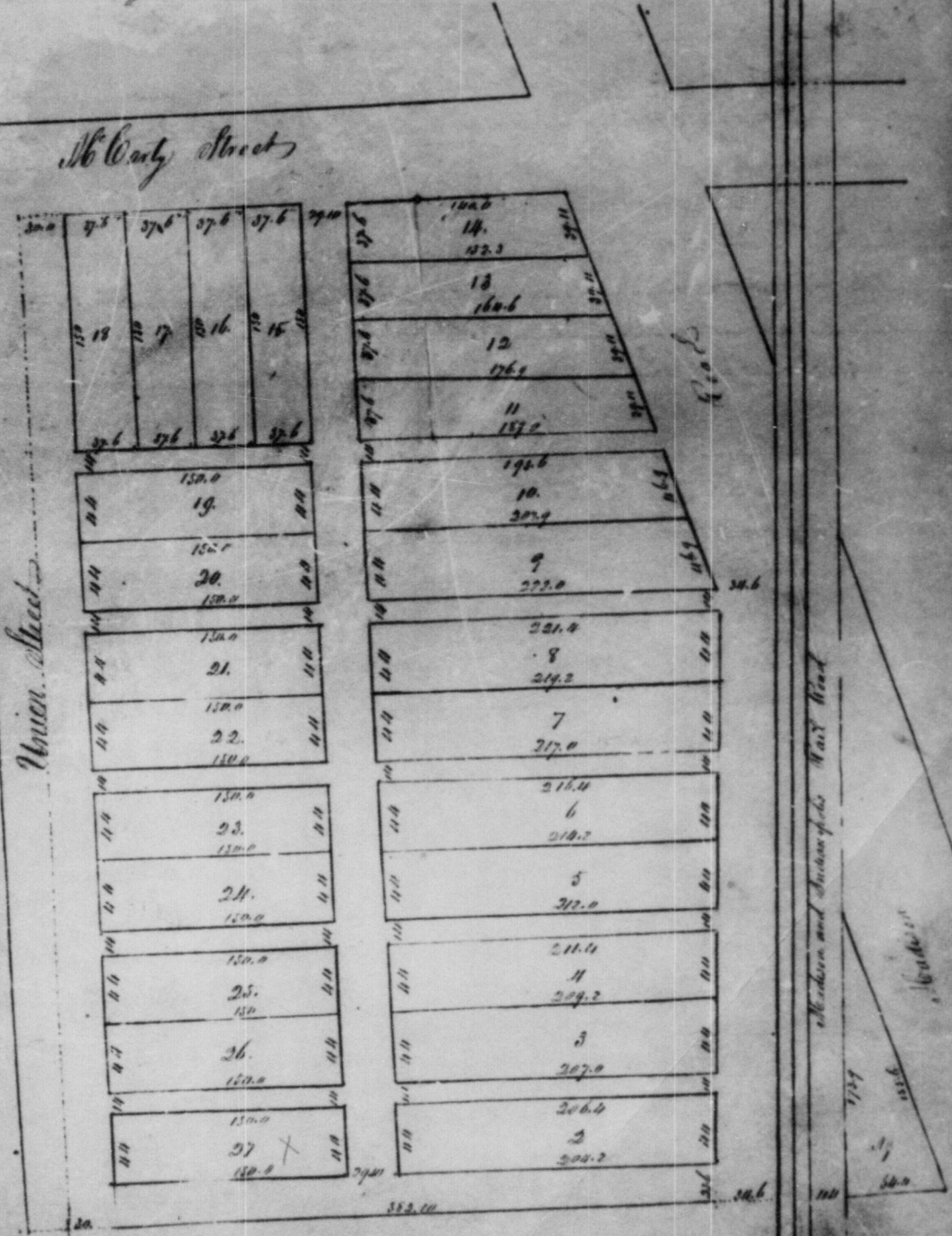
Countersigned and validated as of the 31st day of July
19 67.

J. Watson
Authorized Signatory

365
 U

Subdivision of Gattings part of Out. Block No. 117

The Medication Part of the 11-14 inch, see P. R. H. 542 Page 343, County 18-1910
 The gift of Rachel Hammonching as in case Dec 152 O. 2. 14
 The gift of Able to her as in case Dec 152 O. 2. 15



Indiana Talent
 Marion County of J. Richard S. Gattling being the legal
 owner and proprietor of the part of Out. Block No. 117 in Indianapolis embraced
 in the above plot have subdivided the same into lots as follows numbered
 from 1 to 27 inclusive as represented in the above plot, of each lot in
 feet and parts of feet is correct, and also the width and depth of the

The survey for 1842 of the City of Indianapolis by J. R. Gattling