

75-41263

PROJECT: I-70-3(52)77
Parcel: 597
COUNTY: Marion

70 30
0536

EXECUTOR'S DEED

HERMAN ALINIKOFF, Executor of the Last Will and Testament of Jacob Alinikoff, Deceased, by order of the Probate Court of Marion County, Indiana, entered in Order Book 1173 the records of said Court, on page 343, (The Estate proceedings being shown in Estate Docket E65, page 386) does hereby CONVEY to the INDIANA STATE HIGHWAY COMMISSION the following described real estate located in Marion County, Indiana, to-wit:

RECEIVED FOR RECORD
PRECIOUS BYRD
RECORDER-MARION CO.
AUG 4 1 06 PM '75
DULY ENTERED
FOR TAXATION
AUG 4 75 11 16 A

Lot 83 in McKernan and Pierce's Subdivision of the Middle part of Out Lot 121 in the City of Indianapolis, Indiana, as recorded in Plat Book 2, page 94 in the Office of the Recorder of Marion County, Indiana.

FORAM V. BOWEN
COUNTY AUDITOR

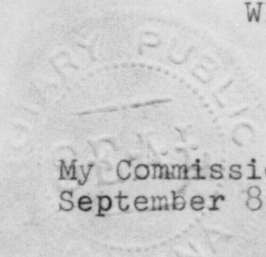
IN WITNESS WHEREOF, the undersigned, HERMAN ALINIKOFF, Executor of the Last Will and Testament of Jacob Alinikoff, Deceased, has set his hand and seal this 12 day of ~~April~~ ^{MAY}, 1975.

Herman Alinikoff
Herman Alinikoff, Executor of the Last Will and Testament of Jacob Alinikoff, Deceased.

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HERMAN ALINIKOFF, Executor of the Last Will and Testament of Jacob Alinikoff, Deceased, and acknowledged the execution of the foregoing Deed as his voluntary act and deed.

WITNESS my hand and Notarial Seal this 12 day of ~~April~~ ^{MAY}, 1975.



Irving L. Fink, Notary Public

EXAMINED AND APPROVED IN OPEN COURT:

Victor S. Plaw
Judge, Marion Probate Court

144802
Paid by Warrant No. 1448001
Dated 7-21-1975

THIS INSTRUMENT PREPARED BY IRVING L. FINK, ATTORNEY.

A. Perry
JUN 24 1975

75-41263

No. 22

STATE OF INDIANA)
COUNTY OF MARION) SS: IN THE PROBATE COURT OF MARION COUNTY
ESTATE DOCKET E65 PAGE 386

IN THE MATTER OF
THE ESTATE OF
JACOB ALINIKOFF,
Deceased.

RECEIVED FOR RECORD
PRECIOUS BYRD
RECORDER-MARION CO.
AUG 4 1 06 PM '75

AFFIDAVIT

Comes now HERMAN ALINIKOFF, as Executor of the Estate of Jacob Alinikoff, Deceased, and being duly sworn upon his oath hereby deposes and says:

1. That Georgia Kimbrough, the contract purchaser for the following described real estate, to-wit:

Lot 83 in McKernan and Pierce's Subdivision of the Middle part of Out Lot 121 in the City of Indianapolis, Indiana, as recorded in Plat Book 2, page 94 in the Office of the Recorder of Marion County, Indiana.

long ago abandoned said contract by a refusal and failure to make payments thereon and that there is presently no outstanding interest in said real estate held by said contract purchaser, her heirs or assigns.

Further Affiant sayeth not.

Herman Alinikoff
HERMAN ALINIKOFF

Subscribed and sworn to before me, a Notary Public, this 21st day of MAY, 1975.

Larry D. Whisler
LARRY D. WHISLER Notary Public

My Commission Expires:
MAY 18, 1976

IRVING L. FINK
Attorney for Executor
602-5 Board of Trade Building
Indianapolis, Indiana 46204
636-5425

W&A

Parcel 597

QUITCLAIM DEED

THIS INDENTURE WITNESSETH that the State of Indiana, in consideration of the sum of One Thousand Six Hundred Fifty Dollars (\$1,650.00), the receipt of which is hereby acknowledged, hereby quitclaims to Waymon Clark and Jessie May Clark, of Marion County, Indiana, the following described real estate situated in Marion County, State of Indiana, to wit:

PROJECT I-70-3(52)77

PARCELS 593 THRU 606 INCLUSIVE AND PARCEL 619

REC'D
AUG 6 05 02 07
SOUTH INDIANA
STATE TAXATION
REC'D

A part of Lots 84 thru 92 inclusive in McKernan and Pierce's Subdivision of the middle part of Out Lot 121 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, described as follows:

Beginning at the northeast corner of said Lot 92; thence South 0°-28'-15" E 270.00 feet along the east line of said lots to the southeast corner of said Lot 84; thence North 88°-15'-45" W 80.00 feet along the south line of said Lot 84 to the east boundary of I-70; thence N 0°-28'-15" W 270.00 feet along the boundary of said I-70 to the north line of said Lot 92; thence South 88°-15'-45" East 80.00 feet along the north line of said Lot 92 to the point of beginning and containing 21,584 square feet or 0.496 acres, more or less.

Also, a part of Lots 79 thru 83 inclusive in McKernan and Pierce's Subdivision of the middle part of Out Lot 121 in the City of Indianapolis, as per plat thereof, Recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, described as follows:

Beginning at the northeast corner of said Lot 83; thence South 0°-28'-15" East 135.00 feet; thence North 88°-15'-45" West 90.00 feet to the west line of said Lot 79; thence N 0°-28'-15" W 15.00 feet along said west line to the northwest corner of said Lot 79; thence North 18°-10'-29" East 31.26 to the north line of said Lot 80; thence North 0°-28'-15" West 90.00 feet to the north line of said Lot 83; thence South 88°-15'-45" East 80.00 feet along said north line to the point of beginning and containing 11,092 square feet or 0.255 acres, more or less.

Excepting and reserving unto the State of Indiana any and all rights of Ingress to and Egress from the land herein conveyed over and across the following described line; Beginning at the northwest corner of Lot 92 in McKernan and Pierce's Subdivision of part of Out Lot 121 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, said corner being on the north boundary of I-70; thence South 88 degrees 15 minutes 45 seconds East 10.00 feet along the north line of said lot and the boundary of said I-70; thence South 0 degrees 28 minutes 15 seconds East 372.00 feet along said boundary to the south line of Lot 81 in said subdivision; thence South 18 degrees 10 minutes 29 seconds West 31.26 feet along said boundary to the terminus. It is the purpose of this exception and reservation to provide that no easement of access shall attach or be appurtenant to the real estate herein conveyed by reason of the fact that the same abuts upon I-70, a limited access facility.

WHEREAS, the fee simple title to the real estate hereinabove described was acquired by the State of Indiana through the Indiana Department of Highways in the acquisition of real estate for Project I-70-3(52)77, and properly recorded in the Office of the Recorder of Marion County, State of Indiana; and

WHEREAS, the Indiana Department of Highways, by Order of the Director, has determined that the above described real estate will not be needed for highway purpose or purposes incidental thereto within a reasonable time in the future; and

WHEREAS, the requestor has paid the full purchase price.

NOW THEREFORE this Quitclaim Deed is executed by the State of Indiana in conformity with the I.C. 8-13-2-7.

IN WITNESS THEREOF, the State of Indiana has hereunto set its hand by the Governor of the State of Indiana, attested to by the Auditor of the State of Indiana and attached the Corporate Seal of the State of Indiana, August 2nd, 1985
(DATE)



STATE OF INDIANA

John M. Mutz
JOHN MUTZ Lt. Governor acting in behalf
of ROBERT D. ORR Governor

ATTEST:

Otis E. Cox
Otis E. Cox, Auditor
State of Indiana

Approved as to form and legality by:

Linley E. Pearson JUL 31 1985
Linley E. Pearson, Attorney General
J. Gordon Gibbs, Chief Council-Departments
State of Indiana

This Instrument Prepared By:

John W. Brossart, Chief
Division of Land Acquisition

STATE OF INDIANA)
)
COUNTY OF MARION)

Before me, the undersigned, A Notary Public in and for said County, personally appeared this 2nd day of August, 1985, JOHN MUTZ Lt. Governor acting in behalf of ROBERT D. ORR Governor, he being thereunto duly authorized, and acknowledged the execution of the foregoing Quitclaim Deed for and on behalf of the State of Indiana.

Witness my hand and seal.

Thomas A. Price
Notary Public GARNAG, PRICE

My Commission Expires: 8-7-87

County of Residence: Marion

STATE OF INDIANA)
)
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said County, personally appeared this 7th day of August, 1985, Otis E. Cox, Auditor of State, he being thereunto duly authorized, and acknowledged the execution of the foregoing Quitclaim Deed for and on behalf of the State of Indiana.

Witness my hand and seal.

Thomas A. Price
Notary Public

My Commission Expires: 1-19-87

County of Residence: Marion

0536

INDIANA STATE HIGHWAY COMMISSION

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

July 25 1975

To Mr. Irving Fink, Attorney
 620 Board of Trade Building
 Indianapolis, Indiana 46204

GENTLEMEN:

We enclose State Warrant No. 1448002 7-21- 1975
 in settlement of the following vouchers:

Transmittal #76-33

Description	Amount
Herman Alinikoff, Executor of the Estate of Jacob Alinikoff 901-903 South Capitol Avenue Indianapolis, Indiana For <u>LEGAL FEE's</u> on State Road No. _____ in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>597</u> as per Grant/Warranty Deed, Dated <u>5-20-75</u>	\$150.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By *Irving Fink*
 Date 7/30/75

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

0536

July 25 1975

To Herman Alinikoff, Executor of the
Estate of Jacob Alinikoff
2072 Egrett Court
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. 1448001 7-21- 1975
in settlement of the following vouchers:

Transmittal #76-33

Description	Amount
For <u>Purchase of R/W</u> on State Road No. _____ in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>597</u> as per Grant/Warranty Deed, Dated <u>4-21-75</u>	\$600.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Herman Alinikoff, Executor
Date July 31st 75

CONTROL

0536

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3 (S2) Road I-70 County MARION Owner HERMAN ALINKOFF Parcel # 597

	1st APPRAISAL	2nd APPRAISAL	3rd APPRAISAL	4th APPRAISAL	REVIEWER'S
APPRAISER	DOBROTA				VALUE IF DIFFERENT FROM APPRAISAL
FEE (F), STAFF (S), OWNER (O)	S				
DATE OF APPRAISAL	2-5-75				
BEFORE VALUE	600-				
AFTER VALUE	-				
DIFFERENCE	600-				
LAND &/OR IMPROVEMENTS	600-				
LOSS IN VALUE TO REMAINDER	-				
ESTIMATED COMPENSATION (DUE PROPERTY OWNER)	600-				
NON-COMPENSABLE ITEM	0				
CHECK (✓) IF APPROVED AS IS	✓				

REVIEWERS COMMENTS AND/OR CORRELATION (SEE ATTACHED SHEET)

I, the undersigned, certify that I have made a visual inspection of the subject and that I have inspected the comparables used in the appraisal (s). I also certify that I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from its acquisition; and that my estimate of fair market value has been reached independently, based on appraisals and other factual data of record without collaboration or direction. Items compensable under State law, but not eligible for Federal reimbursement, if any, are set out in this review.

It is my understanding that the value estimate may be used in connection with a Federal-Aid highway project. I estimate the fair market value of the part taken, plus loss in value to the remainder (if any), as of 2-5-75 is \$ 600-.

DATE 3-11-75 SIGNED William D. White DATE _____ SIGNED _____
 1st REVIEW APPRAISER 2nd REVIEW APPRAISER

DATE _____ APPROVED _____
 CHIEF REVIEW APPRAISER

APPROVED APPRAISAL AMT. FOR 2,700 S.F. REQUIRED R/W \$ 600-
 (AREA SIZE)

APPROVED APPRAISAL AMT. FOR _____ EXCESS LAND \$ _____
 (AREA SIZE)

I certify that the above tabulation contains all appraisals made and no changes or alterations have been made therein since the reviewer's determination of value was established, except as documented above, and with the knowledge of the original reviewer. This certification is prepared and submitted in accordance with Federal Highway Administration PPM-80-1, Section 5, Paragraph 3c.

SIGNED: Robert C. Bommer
 TITLE: ASSISTANT CHIEF APPRAISER
 MAR 13 1975 INDIANA STATE HIGHWAY COMMISSION

HISTORIC DATA

APPRAISER'S NAME	APPRAISED AMOUNT			DATE OF APPRAISAL			DATE OF APPR REVIEW			AMOUNT PAID FOR BUILDINGS			PROPERTY USE	L.A. CODE	
	26	29	32	35	37	39	41	43	45	47	50	53	56	75	79
MIKE DOBROTA	0	0	600	0	2	05	75	0	2	05	75	0	0	00	RES D 053671

PROJECT NO. I-70-3(52)77

COUNTY MARION

PARCEL NO. 597

NAME & ADDRESS OF OWNER MARY ALINIKOFF (Herman Alinkoff, Executor of the Estate of Jacob Alinikoff)*

*2072 Egret Court, Indianapolis, Indiana PHONE 631-3818

NAME & ADDRESS OF PERSON CONTACTED Herman Alinkoff

800 Block of South Illinois PHONE S.A.A.

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

DATE ASSIGNED 3/14/75 DATE OF CONTACT 5/21/75 TIME OF CONTACT 9:40 A.M.

OFFER \$600.00 TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. <u>N</u> / Checked Abstract with owner? | 12. <u>N</u> / Secured driveway Right-of-Entry? |
| 2. <u> </u> / Any affidavits taken? | 13. <u>A</u> / Sent Daily Notice to Relocation Section? |
| 3. <u> </u> / Any mortgage(s)? | |
| 4. <u> </u> / Any other liens, judgements, etc.? LEFT FOLLOWING PAPERS WITH OWNERS: | |
| 5. <u> </u> / Showed plans? Explained take? | 14. <u>N</u> / Written offer? |
| 6. <u> </u> / Explained about retentions? | 15. <u> </u> / Retention Letter? |
| 7. <u> </u> / Any major item retained? | 16. <u> </u> / Statement of Just Compensation? |
| 8. <u> </u> / Any minor items retained? | 17. <u>A</u> / Tax memo (interim period)? |
| 9. <u> </u> / Walked over property? | 18. <u>Yes</u> / Receipt of Deed? (Modified) |
| 10. <u> </u> / Arranged for owner to pay taxes? | 19. <u>No</u> / Copy of Deed? |
| 11. <u>A</u> / Secured Right-of-Entry? | 20. <u>N</u> / Private appraisal letter? |
| | 21. <u>A</u> / Brochure, "Relocation & You"? |

REMARKS: I met with Mr. Alinkoff who gave a check to pay the "B" installment of taxes. I took the check to the Treasurer's office and the Tax Statement was receipted. I had Mr. Alinkoff sign the Claim Voucher for the Estate and and the Affidavit clearing the possible Kimbrough interest. Went to Pioneer National Title Insurance Company's Office and had the Claim Voucher for the Title Insurance premium signed by the Manager of ACCOUNTING DEPARTMENT.

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

Distribution Made

- | | |
|-----------------------|-----------------------|
| (X) Parcel | (X) Weekly Summary |
| (X) Owner | (X) Attorney Mr. Fink |
| () Broker <u>N/A</u> | () Other, Specify |

Larry D. Whisler
(Signature)

PROJECT NO. I-70-3(52)77

COUNTY MARION PARCEL NO. 597

NAME & ADDRESS OF OWNER MARY ALINIKOFF (Herman Alinkoff, Executor of the Estate of Jacob Alinikoff)*

*2072 Egret Court, Indianapolis, Indiana PHONE 631-3818

NAME & ADDRESS OF PERSON CONTACTED Mr. Irving Fink, Attorney

620 Board of Trade Bldg., Indianapolis, Ind. PHONE 636-5425

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

DATE ASSIGNED 3/14/75 DATE OF CONTACT 5/20/75 TIME OF CONTACT 2:30 p.m.

OFFER \$600.00 TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL

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

- | | |
|---|---|
| 1. <u>N</u> Checked Abstract with owner? | 12. <u>N</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u>A</u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | |
| 4. <u> </u> Any other liens, judgements, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u> </u> Showed plans? Explained take? | 14. <u>N</u> Written offer? |
| 6. <u> </u> Explained about retentions? | 15. <u> </u> Retention Letter? |
| 7. <u> </u> Any major item retained? | 16. <u> </u> Statement of Just Compensation? |
| 8. <u> </u> Any minor items retained? | 17. <u> </u> Tax memo (interim period)? |
| 9. <u> </u> Walked over property? | 18. <u> </u> Receipt of Deed? |
| 10. <u> </u> Arranged for owner to pay taxes? | 19. <u> </u> Copy of Deed? |
| 11. <u>A</u> Secured Right-of-Entry? | 20. <u> </u> Private appraisal letter? |
| | 21. <u>A</u> Brochure, "Relocation & You"? |

REMARKS: I picked up the papers from Mr. Fink that he had prepared for the court's approval of the sale to the State. Mr. Fink said the court would not approve the sale by Warranty Deed, that he had prepared an Executor's Deed which is approved. He gave me the Title Insurance committment and the State-
ment from pioneer title company. He said Mr. Alinkoff would pay the "B" install-
ment of taxes due if I would secure a tax statement. Went to the County
Treasurer's office and picked up the Tax Statemtn. Mr. Fink also made up
an affidavit to be signed by Mr. Alinkoff to clear the possible interest of
Georgia Kimbrough.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain): Picking up papers to secure parcel.

Distribution Made

- | | |
|-----------------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| (X) Owner | () Attorney |
| () Broker <u>N/A</u> | () Other, Specify |

Samuel D. Whisler
(Signature)

PROJECT NO. I-70-3(52)77

COUNTY MARION PARCEL NO. 597

(Herman Alinikoff, Executor of the Estate

NAME & ADDRESS OF OWNER MARY ALINIKOFF (of Jacob Alinikoff)*

* 2072 Egret Court, Indianapolis, Indiana PHONE 631-3818

NAME & ADDRESS OF PERSON CONTACTED Mr. Irving Fink, Attorney

(620 Board of Trade Building
143 North Meridian Street Indianapolis, Ind. PHONE Home: 255-6597
636-5425

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

DATE ASSIGNED 3/14/75 DATE OF CONTACT 4/10/75 TIME OF CONTACT 4:50 p.m.

OFFER \$600.00 TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. <u>N</u> Checked Abstract with owner? | 12. <u>N</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u>A</u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | |
| 4. <u> </u> Any other liens, judgements, etc.? LEFT FOLLOWING PAPERS WITH OWNERS: | |
| 5. <u> </u> Showed plans? Explained take? | 14. <u>N</u> Written offer? |
| 6. <u> </u> Explained about retentions? | 15. <u> </u> Retention Letter? |
| 7. <u> </u> Any major item retained? | 16. <u> </u> Statement of Just Compensation? |
| 8. <u> </u> Any minor items retained? | 17. <u> </u> Tax memo (interim period)? |
| 9. <u> </u> Walked over property? | 18. <u> </u> Receipt of Deed? |
| 10. <u> </u> Arranged for owner to pay taxes? | 19. <u> </u> Copy of Deed? |
| 11. <u>A</u> Secured Right-of-Entry? | 20. <u> </u> Private appraisal letter? |
| | 21. <u>A</u> Brochure, "Relocation & You"? |

REMARKS: I called Mr. Fink to learn how the petition (of the court for sale) was progressing. He said that with the correction of a typographical error and Mr. Alinikoff's signature, the papers will be ready. He asked about payment of the taxes and I advised they would have to be paid at the time of sale-- that the State would not accept the deed unless the taxes were paid. I said I would deliver the other copy of the tax statement and the Claim Voucher for his fee to Mr. Fink's office tomorrow.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain): Check on Progress of Petition (part) to sell
Distribution Made
(X) Parcel (X) Weekly Summary
(X) Owner (X) Attorney MR. FINK
(X) Broker () Other, Specify Samuel D. Wheeler
(Signature)

PROJECT NO. I-70-3 (52)77

COUNTY MARION PARCEL NO. 597

(Herman Alinikoff, Executor of the Estate)
NAME & ADDRESS OF OWNER MARY ALINIKOFF (of Jacob Alinikoff)*

*2072 Egret Court, Indianapolis, Indiana PHONE 631-3818

NAME & ADDRESS OF PERSON CONTACTED Mr. Irving Fink, Attorney
Indianapolis, Ind.

143 North Meridian St. (602 Bd. of Trade Bldg.) PHONE 6365425

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

DATE ASSIGNED 3/14/75 DATE OF CONTACT 4/2/75 TIME OF CONTACT 2:30 p.m.

OFFER \$ 600.00 TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. <u>N</u> Checked Abstract with owner? | 12. <u>N</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u>A</u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | |
| 4. <u> </u> Any other liens, judgements, etc.? LEFT FOLLOWING PAPERS WITH OWNERS: | |
| 5. <u> </u> Showed plans? Explained take? | 14. <u>N</u> Written offer? |
| 6. <u> </u> Explained about retentions? | 15. <u> </u> Retention Letter? |
| 7. <u> </u> Any major item retained? | 16. <u> </u> Statement of Just Compensation? |
| 8. <u> </u> Any minor items retained? | 17. <u> </u> Tax memo (interim period)? |
| 9. <u> </u> Walked over property? | 18. <u> </u> Receipt of Deed? |
| 10. <u> </u> Arranged for owner to pay taxes? | 19. <u> </u> Copy of Deed? |
| 11. <u>A</u> Secured Right-of-Entry? | 20. <u> </u> Private appraisal letter? |
| | 21. <u>A</u> Brochure, "Relocation & You"? |

REMARKS: I called and advised Mr. Fink that \$150 Attorney's Fees had been
Authorized for him to handle the sale (for the Estate and through the
Court) of the above captioned property. Mr. Fink said that he would
do the work but that he very much resented being paid an amount which
he felt was below bar association rate. He asked who had made the deter-
mination of the fee offered and I said I did not know; but that I would
guess that the Chief of Land Acquisition, Mr. John Brossart, had made
the determination. I advised that I would deliver the papers to Mr.
Fink's office as soon as I could.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain): Getting attorney's
Distribution Made sale of estate property thru court.

- | | |
|-----------------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| (X) Owner | (X) Attorney |
| (X) Broker | () Other, Specify |

Larry D. Wheeler
255-6597 (Signature)

PROJECT NO. I-70-3 (52)77

COUNTY MARION PARCEL NO. 597
(Herman Alinikoff, Executor of the Estate
NAME & ADDRESS OF OWNER MARY ALINIKOFF (of Jacob Alinikoff)*

*2072 Egret Court, Indianapolis, Indiana PHONE 631-3818

NAME & ADDRESS OF PERSON CONTACTED Mr. Irving Fink, Attorney's Office; Mrs. Living-
ston, receptionist
143 North Meridian (602 Bd. of Trade Bldg. Indpls. PHONE 636-5425

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

DATE ASSIGNED 3/14/75 DATE OF CONTACT 4/3/75 TIME OF CONTACT 12:30 p.m.

OFFER \$600.00 TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|---|
| 1. <u>N</u> / <u> </u> Checked Abstract with owner? | 12. <u>N</u> / <u> </u> Secured driveway Right-of-Entry? |
| 2. <u> </u> / <u> </u> Any affidavits taken? | 13. <u> </u> / <u>A</u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> / <u> </u> Any mortgage(s)? | |
| 4. <u> </u> / <u> </u> Any other liens, judgements, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u> </u> / <u> </u> Showed plans? Explained take? | 14. <u>N</u> / <u> </u> Written offer? |
| 6. <u> </u> / <u> </u> Explained about retentions? | 15. <u> </u> / <u> </u> Retention Letter? |
| 7. <u> </u> / <u> </u> Any major item retained? | 16. <u> </u> / <u> </u> Statement of Just Compensation? |
| 8. <u> </u> / <u> </u> Any minor items retained? | 17. <u> </u> / <u> </u> Tax memo (interim period)? |
| 9. <u> </u> / <u> </u> Walked over property? | 18. <u> </u> / <u> </u> Receipt of Deed? |
| 10. <u> </u> / <u> </u> Arranged for owner to pay taxes? | 19. <u> </u> / <u> </u> Copy of Deed? |
| 11. <u> </u> / <u>A</u> Secured Right-of-Entry? | 20. <u> </u> / <u> </u> Private appraisal letter? |
| | 21. <u> </u> / <u>A</u> Brochure, "Relocation & You"? |

REMARKS: I went to the Attorney's office to discuss the acquisition with
him and learned he was not in. I left the Warranty Deed, Claim Voucher,
a photocopy of the title report exceptions and copies of pertinent
buyer's reports with Mrs. Livingston. Also left a copy of the Tax
Statement for 1975 which shows there are delinquent taxes on the property.
I called Mr. Fink later and advised that all taxes shown on the Statement
will need to be paid before the State will have good title.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain): Delivering tax papers
Distribution Made and others to attorney to petition for
(X) Parcel Weekly Summary sale.
(X) Owner Attorney MR. FINK
() Broker N/A Other, Specify Larry D. Whisher
() (Signature)

PROJECT NO. 1-70-3(52)77

COUNTY Marion PARCEL NO. 597

NAME & ADDRESS OF OWNER MARY FLINIKOFF (HERMAN FLINIKOFF Executor of the Estate of JACOB FLINIKOFF)

2012 EGRET COURT, INDIANAPOLIS, IN. PHONE 631-3818

NAME & ADDRESS OF PERSON CONTACTED MR. IRVING FINK, ATTORNEY

602 BOARD OF TRADE BUILDING, INDIANAPOLIS, IN. PHONE 636-5425

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

DATE ASSIGNED 3/14/75 DATE OF CONTACT 3/26/75 TIME OF CONTACT 3:45 P.M.

OFFER \$ 600 TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Checked Abstract with owner? | 12. <input checked="" type="checkbox"/> Secured driveway Right-of-Entry? |
| 2. <input type="checkbox"/> Any affidavits taken? | 13. <input checked="" type="checkbox"/> Sent Daily Notice to Relocation Section? |
| 3. <input type="checkbox"/> Any mortgage(s)? | |
| 4. <input type="checkbox"/> Any other liens, judgements, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <input type="checkbox"/> Showed plans? Explained take? | 14. <input checked="" type="checkbox"/> Written offer? |
| 6. <input type="checkbox"/> Explained about retentions? | 15. <input type="checkbox"/> Retention Letter? |
| 7. <input type="checkbox"/> Any major item retained? | 16. <input type="checkbox"/> Statement of Just Compensation? |
| 8. <input type="checkbox"/> Any minor items retained? | 17. <input type="checkbox"/> Tax memo (interim period)? |
| 9. <input type="checkbox"/> Walked over property? | 18. <input type="checkbox"/> Receipt of Deed? |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed? |
| 11. <input checked="" type="checkbox"/> Secured Right-of-Entry? | 20. <input type="checkbox"/> Private appraisal letter? |
| | 21. <input checked="" type="checkbox"/> Brochure, "Relocation & You"? |

REMARKS: MR. FINK RETURNED MY EARLIER CALL. HE SAID THE ESTATE WAS STILL OPEN AND THAT THE HEIRS WERE SCATTERED; ONE HAD DIED AND THE WHEREABOUTS OF ONE IS UNKNOWN. MR. FINK SAID THAT HE WOULD BE PLEASED TO PETITION THE COURT FOR THE SALE AND GAVE AN ESTIMATE OF \$150 - \$200 FOR ATTORNEY'S FEES. HE SAID HE HAD BEEN COMPENSATED FROM THE ESTATE ALL THAT HE WOULD BE AND THAT HE WOULD EXPECT TO BE PAID BY THE STATE. MR. FINK SAID HE KNEW THE PROPERTY WAS PURCHASED IN 1954 FROM AN ESTATE. HE ASKED IF AN AFFIDAVIT WOULD ANSWER ITEM 8 OF THE TITLE REPORT.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain): DISCUSSION WITH ATTORNEY

- Distribution Made
- | | |
|-----------------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| (X) Owner | (X) Attorney |
| () Broker <u>N/A</u> | () Other, Specify |

Larry D. Whalen
(Signature)

PROJECT NO. 1-70-3(52)77

COUNTY MARION PARCEL NO. 597

NAME & ADDRESS OF OWNER MARY Alinikoff et. al. (HERMAN Alinikoff, Executor of the Estate of Jacob Alinikoff)

2072 EGRET COURT, INDIANAPOLIS, INDIANA PHONE 631-3818

NAME & ADDRESS OF PERSON CONTACTED MR. HERMAN Alinikoff
S.H.A. PHONE S.H.A.

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

DATE ASSIGNED 3/14/75 DATE OF CONTACT 3/26/75 TIME OF CONTACT 1:00p.m.

OFFER \$ 600⁰⁰ TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|---|
| 1. <u>Yes</u> Checked Abstract with owner? | 12. <u>N/A</u> Secured driveway Right-of-Entry? |
| 2. <u>No</u> Any affidavits taken? | 13. <u>Yes</u> Sent Daily Notice to Relocation Section? |
| 3. <u>No</u> Any mortgage(s)? | |
| 4. <u>No</u> Any other liens, judgements, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u>Yes</u> Showed plans? Explained take? | 14. <u>Yes</u> Written offer? |
| 6. <u>N/A</u> Explained about retentions? | 15. <u>N/A</u> Retention Letter? |
| 7. <u>/</u> Any major item retained? | 16. <u>Yes</u> Statement of Just Compensation? |
| 8. <u>NA</u> Any minor items retained? | 17. <u>N/A</u> Tax memo (interim period)? |
| 9. <u>No</u> Walked over property? | 18. <u>/</u> Receipt of Deed? |
| 10. <u>N/A</u> Arranged for owner to pay taxes? | 19. <u>/</u> Copy of Deed? |
| 11. <u>NA</u> Secured Right-of-Entry? | 20. <u>NA</u> Private appraisal letter? |
| | 21. <u>No</u> Brochure, "Relocation & You"? |

REMARKS: I met with Mr. Alinikoff on the Project. There was some question about which property was being discussed as he is shown owning other property on the Project. I assured him that I would be discussing the property at the Southeast corner of Wyoming and Capitol. Mr. Alinikoff related that Mary Alinikoff (name on plans) is his Mother. He said they were married; then divorced. Then his father married Katie who was later killed in an automobile accident. Mr. Alinikoff said his father then remarried his mother. He said the property had been sold on contract (see page 2)

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain): EXPLANATION OF PLANS, MAKING OFFER.

- Distribution Made
- | | | |
|------------|-----|-------------------|
| (X) Parcel | (X) | Weekly Summary |
| (X) Owner | (X) | Attorney Mr. Fink |
| () Broker | () | Other, Specify |

Larry D. Whisler
(Signature)

REMARKS (Continued) ~~for~~ some time ago (holding up the closing of the estate) but that the contract purchaser had died recently. Mr. Alinikoff said he owned a restaurant on South Meridian and asked if it would be affected. We checked the plans and found South Meridian is not involved with this project and that it appears the 800 block of South Meridian will not be affected.

The plans were shown and I pointed out that South Capitol will become an entrance ramp to the I-70 "inner belt." I pointed out that the new right-of-way would be fenced ten (10) feet east of the owner's west property line - effectively cutting off the property access to Capitol Avenue.

The appraiser, in view that that the remaining property would have very limited use, determined that the best course of action would be to purchase the total property. I gave Mr. Alinikoff the firm offer letter and statement for the basis of just compensation. Mr. Alinikoff said he had previously sold property to the State. He said the offer is acceptable and gave the name of Irving Fink as the attorney handling the estate. Telephone # 636-5425. I advised I would contact Mr. Fink to have him petition the Court for sale of the property.

Larry D. Whisler 3/26/75
Signature Date

PROJECT NO. 1-70-3(52)77

COUNTY MARION PARCEL NO. 597

NAME & ADDRESS OF OWNER MARY Alinikoff et al. (HERMAN Alinikoff, Executor of the Estate of Jacob Alinikoff)

2072 EGRET COURT, INDIANAPOLIS, IN. PHONE 631-3818

NAME & ADDRESS OF PERSON CONTACTED S.A.A.

S.A.A. PHONE S.A.A.

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

DATE ASSIGNED 3/14/75 DATE OF CONTACT 3/25/75 TIME OF CONTACT 1:00p.m.

OFFER \$ Not Made TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|---|
| 1. <u>N/A</u> Checked Abstract with owner? | 12. <u>N/A</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u>N/A</u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | |
| 4. <u> </u> Any other liens, judgements, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u> </u> Showed plans? Explained take? | 14. <u>N/A</u> Written offer? |
| 6. <u> </u> Explained about retentions? | 15. <u> </u> Retention Letter? |
| 7. <u> </u> Any major item retained? | 16. <u> </u> Statement of Just Compensation? |
| 8. <u> </u> Any minor items retained? | 17. <u> </u> Tax memo (interim period)? |
| 9. <u> </u> Walked over property? | 18. <u> </u> Receipt of Deed? |
| 10. <u> </u> Arranged for owner to pay taxes? | 19. <u> </u> Copy of Deed? |
| 11. <u>A</u> Secured Right-of-Entry? | 20. <u> </u> Private appraisal letter? |
| | 21. <u>A</u> Brochure, "Relocation & You"? |

REMARKS: MR. Alinikoff verified that he is executor of the Estate of Jacob Alinikoff. AN APPOINTMENT WAS MADE to meet at the property to MORROW, MARCH 26 AT 1:00p.m.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain): Setting offer to explain plans, make offers.

Distribution Made

(X) Parcel	(X) Weekly Summary
(X) Owner	() Attorney
() Broker <u>N/A</u>	() Other, Specify

Larry D. Wheeler
(Signature)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

155 E. MARKET STREET, INDIANAPOLIS, INDIANA 46204

Parcel 597

S.R.	PROJECT	COUNTY	PNTIC #
	I-70-3 (52)	Marion	74-7561-S

Name on Plans _____

Name of Fee Owner (See Attached)

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation, in consideration of premium paid, hereby certifies that a search of the records from October 10, 1974 8A.M. to and including June 2, 1975 8A.M. reveals no changes as to the real estate described under PNTIC # 74-7561-G/C except:

1. Taxes for 19 74 payable 19 75 in name of Jacob and Katie Alinikoff
 Duplicate # 5133942 Parcel # 1037673 Township I-Center Code # 1-01
 May \$ 44.58 (paid) (~~unpaid~~); November \$ 44.58 (~~paid~~) (unpaid)
 Taxes for 19 75 payable 19 76 now a lien, in name of Jacob and Katie Alinikoff
 Assessed Valuation:
 Land: \$260.00 Improvements: \$630.00 Exemptions: None
2. Rights of Georgia Kimbrough, purchaser under unrecorded Conditional Sales Contract referred to in Estate of Jacob Alinikoff, deceased, Estate Docket E65, page 386.
3. Order to demolish building located on subject real estate pursuant to the Unsafe Building Law as set out in order recorded January 13, 1975, as instrument #75-1820, and order affirming order to demolish as set out in proceedings recorded March 11, 1975, as instrument #75-11526.
4. Payment for demolition charges if improvements have been demolished pursuant to the order as shown at Item 3 above.

NOTE: Under an unrecorded agreement among the devisees of the last will and testament of Jacob Alinikoff, deceased, subject real estate should be in the name of Herman Alinikoff.

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

H. L. Caniff

Assistant Vice President

Robert H. Davenport

Vice President

Countersigned and validated as of the 12 day of June, 19 75.

Jose L. Dican
Authorized Signatory

Jose L. Dican, Title Officer

**Pioneer National
Title Insurance Company**

Guaranty Number 74-7561-S

Name of Fee Owner: Title to said estate or interest in said land is at the effective date hereof vested in:

Twenty-five percent of subject real estate to MARY ALINIKOFF by specific devise under Item II of the Last Will and Testament of Jacob Alinikoff, deceased; 1/2 of 75% of said subject real estate to HERMAN ALINIKOFF, BESSIE MAYER and FLORENCE (FANNIE) ZATCOFF, and 1/2 of 75% of said subject real estate to MILTON BOHARD, SAMUEL BOHARD and the unknown heirs of Robert Bohard, deceased, as residuary devisees of the Last Will and Testament of said Jacob Alinikoff, deceased, as reflected by Estate Docket E65-386, in the Marion Probate Court.

597

GUARANTY OF TITLE

Pioneer National Title Insurance Company

155 E. MARKET STREET, INDIANAPOLIS, INDIANA 46204

S.R.	PROJECT	COUNTY	PNTIC #
	I-70-3 (52)	Marion	74-7561-G/C

Names on Plans _____

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation, in consideration of premium paid, hereby guarantees that as of the 10th day of October, 19 74, 8A.M.

MARY ALINIKOFF, HERMAN ALINIKOFF, MILTEN BOHARD, SAMUEL BOHARD, ROBERT BOHARD, FLORENCE (FANNIE) ZATCOFF and BESSIE MAYER being the residuary devisees under the Last Will and Testament of JACOB ALINIKOFF, deceased, as reflected by Estate Docket E-65 page 386 in the Probate Court of Marion County, Indiana.

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".

This Guaranty is issued for the use and benefit of the State of Indiana DIVISION OF LAND ACQUISITION

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

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

H. R. Cavill

Assistant Vice President

Robert H. Davenport

Vice President

Countersigned and validated as of the 21st day of Oct., 19 74.

Jose L. Dicen
Authorized Signatory

JOSE L. DICEN, TITLE OFFICER

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:

Lot 83 in McKernan and Pierce's Subdivision of the Middle part of Out Lot 121 in the City of Indianapolis, Indiana, as recorded in Plat Book 2 page 94 in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Devise under the Last Will and Testament of Jacob Alinikoff, deceased, as reflected by Estate Docket E-65 page 386 in the Probate Court of Marion County, Indiana.

SCHEDULE "B"

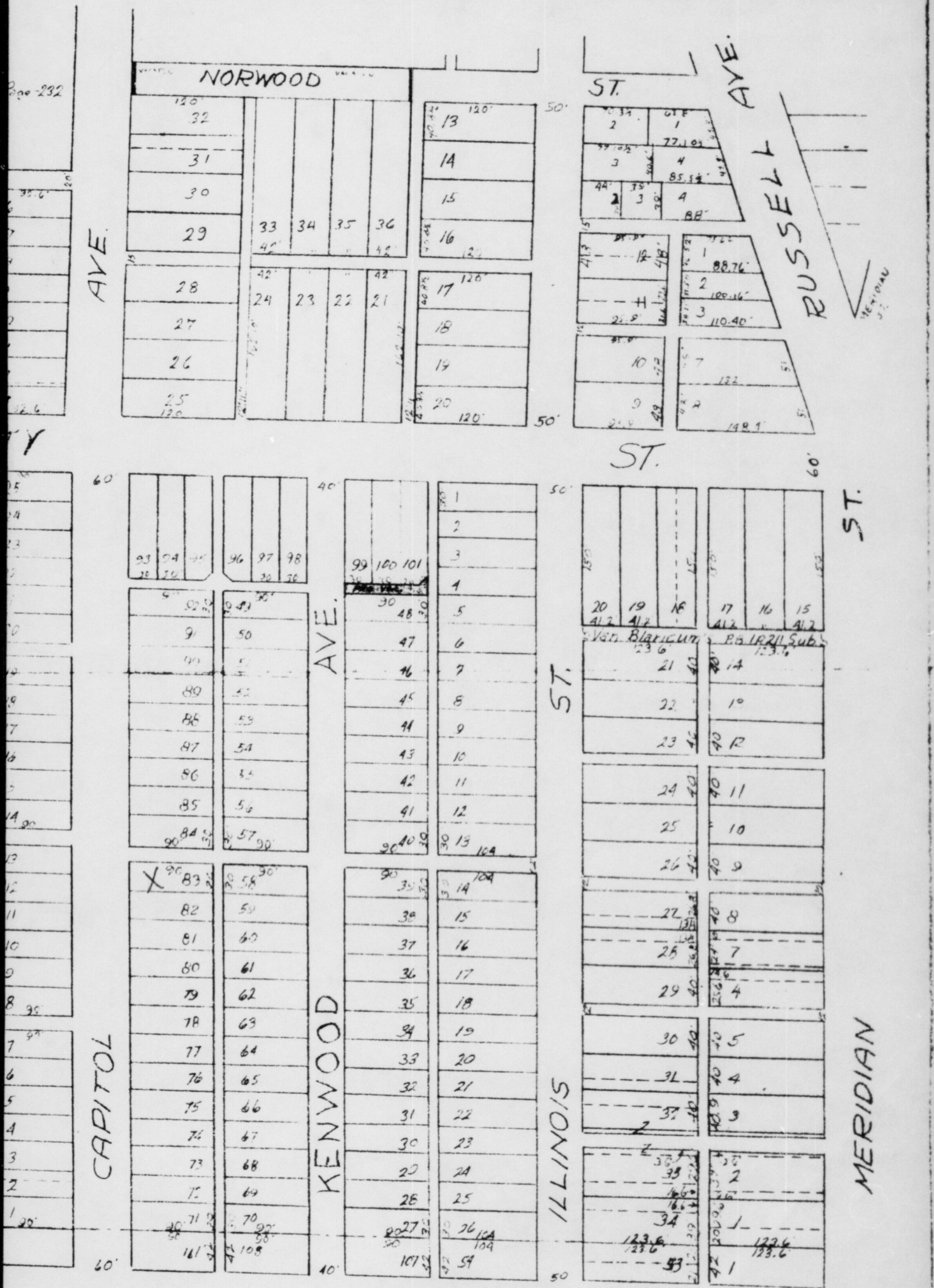
This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. 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.

5. Taxes for 19 73 payable 19 74 in name of Jacob and Katie Alinikoff
Duplicate # 4133635 Parcel # 1037673 Township I-Center Code # 1-01
May \$ 44.44 (paid) ~~(unpaid)~~; November \$ 44.44 ~~(paid)~~ (unpaid)
Taxes for 19 74 payable 19 75 now a lien, in name of Jacob and Katie Alinikoff.
Assessed Valuation:
Land: \$260.00 Improvements: \$630.00 Exemptions: None
6. Any conveyance of subject real estate during the pendency of the Estate of Jacob alinikoff, deceased, should be made by the executor of the Last Will and Testament of said decedent through proper court proceedings filed in the Marion Probate Court.
7. In the event that the contemplated conveyance is not made by the Executor during the pendency of the estate, this Guaranty Certificate is subject to the closing of the estate of Jacob Alinikoff, deceased; payment of Federal Estate tax, if any, and what may be disclosed by a judgment search versus the residuary devisees.
8. Deed to Jacob Alinikoff and Katie Alinikoff dated May 6, 1954 recorded May 20, 1954 in Town Lot Record 1530 as instrument #32446 described subject real estate incorrectly. A correcting deed must be obtained and made of record.

1/2 SE. 1/4 SEC. 11-15-3



DR. 17-30