

67. 9822

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 210

Chapman

This Indenture Witnesseth, That Gertrude E. Hayes (Adult-Widow) MICHAEL J. CAIN & MARIETTA H. CAIN (ADULTS HUSBAND & WIFE)

of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of SIX THOUSAND FIVE HUNDRED Dollars,

(\$6,500.00) the receipt whereof is hereby acknowledged, the following described Real Estate in MARION County in the State of Indiana, to wit:

LOT 29 IN McCARTY'S SUBDIVISION OF THE 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.

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

DULY ENTERED FOR TAXATION

MAR 13 1967

John T. Sutton COUNTY AUDITOR

RECEIVED FOR RECORD 1967 MAR 13 AM 8:52 MARGA M. HAWTHORNE RECORDER OF MARION COUNTY

70510



7.15

Paid by Warrant No. A-138697 A-138696

Dated 2-29-67

Land & Improvement \$6,500.00 Damages None Total \$6,500.00

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 Grantors

have hereunto set their hands and seal, this 28th day of December 1966

Signatures and seals of Gertrude E. Hayes, Michael J. Cain, and Marietta H. Cain.

JAF

67. 9822

This Instrument Prepared by S. W. BURRES 6-15-66

Handwritten signature and date JAN 16 1967

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 28th
day of December, A. D. 1966; personally appeared the within named
MICHAEL T. CAIN, MARIETTA H. CAIN (ADULTS - HUSBAND & WIFE)
Grantor S in the above conveyance, and acknowl-
edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires _____ Notary Public
JAMES B. BERGMAN, Notary Public
My Commission Expires Nov. 29, 1969

STATE OF INDIANA, Marion County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 20th
day of December, A. D. 1966, personally appeared the within named
Gertrude E. Hayes (adult - widow)
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 _____ Notary Public
JAMES B. BERGMAN, Notary Public
My Commission Expires Nov. 29, 1969

67 9822

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 _____

Duly entered for taxation this _____

day of _____, 19____

Auditor's fee \$ _____

Auditor _____ County _____

15 ENVELOPE

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA 46209

March 8 19 67

To Michael J. Cain
3841 North Irvington
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-138697 2-2 19 67
in settlement of the following vouchers:
Transmittal #67-256

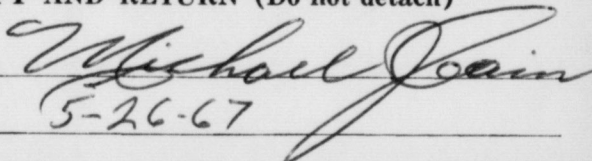
Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>210</u> as per Grant/Warranty Deed, Dated <u>December 28, 1966</u> Escrow	\$650.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

By

Date



 5-26-67

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 210
Road I-70
County Marion
Owner Michael J. Cain et al
Address 3841 N. Livingston
Address of Appraised Property:
1002 S. Chadwick

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 11-29-66
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers, including any comments by the property owner, along with any recent awards by condemnation juries that have been brought to my attention, that is relevant to this matter.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

It is my opinion as of Nov. 29, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>Dawson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$6,500	\$	\$6,500
(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	\$6,500	\$	\$6,500
(1) Land and/or improvements	\$6,500	\$	\$6,500
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$6,500	\$	\$6,500

Approved	Date	Signed
Rev. Appr.	11-29-66	<u>Phillip H. York</u>
Asst. or Chief Appr.	12-2-66	<u>Jay D. Lusk</u>

Acting

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

AFFIDAVIT

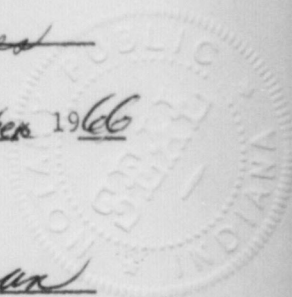
STATE OF INDIANA)
MARIION COUNTY) ^{SS}

I, Gertrude E. Hayes being duly sworn upon (***)
(her) oath says that (***) (she) is over 64 years of age and knew in
(***) (her) lifetime JAMES J. HAYES, deceased,
and knows that said decedent died December 17, 1961

Gertrude E. Hayes
Gertrude E. Hayes

Subscribed and sworn to before me this 20th day of December 1966

James B. Bergman
Notary Public



My Commission Expires _____
JAMES B. BERGMAN, Notary Public
My Commission Expires Nov. 29, 1969

This instrument prepared by
James B. Bergman

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 210

NAME & ADDRESS OF OWNER Michael J. Cain & Gertrude E. Hayes

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Cain

3841 N. Irvington Indpls Ind PHONE # _____

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

DATE ASSIGNED 12-5-66

DATE OF CONTACT 12-28-66

OFFER \$ 6,500⁰⁰

TIME OF CONTACT 6:00 PM

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

1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
7. () () () Arranged for payment of taxes? (Explain how in remarks)
8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Obtained signatures on all documents and received a check for 715 for the stamps.

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

Distribution Made

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

James B. Bergman
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT #

2

PROJECT # I-70-3(52)

PARCEL # 210

COUNTY Marion

NAME & ADDRESS OF OWNER Michael J. Cain & Gertrude E. Hayes

PHONE # 15-1454

NAME & ADDRESS OF PERSON CONTACTED Mrs. Hayes

941 Raymond St., Indpls., Ind

PHONE #

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

DATE ASSIGNED 12-5-66

DATE OF CONTACT 12-20-66

OFFER \$ 6500⁰⁰

TIME OF CONTACT 3:00 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: Obtained Mrs. Hayes signature on the documents. From the I went to City County Clerk and obtained the Book & Page No. of Final Letter of Admin. of Probate Court of Allen Cain's estate. Probate Record Book 420 Page 228, etc. JULY 5, 1966

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

Other, awaiting what? Michael Cain Signature & his wife

Distribution Made
 Parcel (14 Weekly Summary
 Owner () Other, Specify:

James B. Beegman
 (Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(5)

BUYER'S REPORT NUMBER: 4 COUNTY Mason PARCEL NO. 210

NAME & ADDRESS OF OWNER Michael J. Cain & Gertrude E. Hayes

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Miss Hayes

641 Ray St., Lupton, Ind. PHONE # _____

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

DATE ASSIGNED 12-5-66 DATE OF CONTACT 12-24-66

OFFER \$ 6,500⁰⁰ TIME OF CONTACT 2:00 PM

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

- 1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
- 4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner? (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
- 9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Perhaps use 66 B 704 Receipt

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

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

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Madison PARCEL NO. 210

NAME & ADDRESS OF OWNER MICHAEL J. CAIN & GERTRUDE E. HAYES

PHONE # 415-1454

NAME & ADDRESS OF PERSON CONTACTED Mr CAIN & MRS CAIN

PHONE # Some where

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

DATE ASSIGNED 12-5-66 DATE OF CONTACT 12-14-66

OFFER \$ 6500⁰⁰ TIME OF CONTACT 6:15 PM

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

1. () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () Showed plans, explained take, made offer, etc.?
3. () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? Observed Personally)
7. () () Arranged for payment of taxes? (Explain how in remarks)
8. () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
9. () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: (41) yes -
(#7) yes - Gave TAX MEMO
Explained and made offer. Will call me when
ready to sign

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

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

[Signature]
(Signature)

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 210 COUNTY Marion

Names on Plans Ellen Cain

CTIC # 6500-35

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 2nd day of June, 1966

Michael J. Cain and Gertrude E. Hayes

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 9th day of June 1966.

John W. Jagge
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:

Lot 29 in McCarty's Subdivision of the 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.

CTIC # 6500-35

The Record Owner or Owners disclosed above acquired title ~~by~~ as heirs at law of Ellen R. Cain, as disclosed by proceedings in the Estate of Ellen R. Cain, deceased, Marion County Probate Court, Estate E65-1765.

SCHEDULE "B"

This certificate is a guarantee of Record Ownership only and as such does not purport to cover 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 \$59.98, assessed in the name of Ellen Cain due and payable in May and November, 1966, have been paid. (Center Township - Inside, Parcel No. 101-1011036, Duplicate No. 6013349) (Assessed Value - Land \$280; Improvements \$980; Exemptions None)

f. Taxes for the year 1966, due and payable in 1967.

Form 3296-15

g. Ellen R. Cain, owner of the premises in question, died intestate September 9, 1965. Letters of Administration were granted to Michael J. Cain, on November 12, 1965. Relative to said Estate, we note the following:

- (1) Claims versus the estate of said decedent.
- (2) State Inheritance tax versus the Estate of said decedent.
- (3) Possible Federal Estate tax versus the estate of said decedent.
- (4) Possible rights of any other heirs of said decedent, if any.

*RIGHTS
RECORDS BOOK
420
PAGE 228
FILED JUL 5, 1966*

Parcel 210
CHICAGO TITLE INSURANCE COMPANY

**INTERIM
GUARANTY OF TITLE**

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

Names on Plans Ellen Cain

CTIC # 6500-35 -S

Name of Fee Owner Michael J. Cain and Gertrude E. Hayes

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 2, 1966 to and including January 9, 1967 reveals no changes as to the real estate described under CTIC # 6500-35 except:

1. Taxes for 19 65 payable 19 66 in name of Ellen Cain
Duplicate # 6013349 Parcel # 1011036 Township Center Code # 101
May \$ 59.98 (paid) ~~(unpaid)~~; November \$ 59.93 (paid) ~~(unpaid)~~
Taxes for 19 66 payable 19 67 now a lien.

2. Objection lettered g of our original Guaranty of Title has been waived.

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. Binsell
President

Robert Kratoch
Secretary

ATTEST:

Countersigned and validated as of the 13th day of January
19 67.

J. Watson
Authorized Signatory

472
513761

