

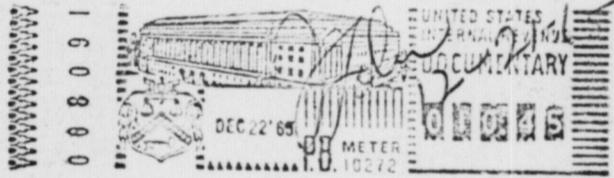
Project I-70-3 (52)
Parcel 16

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 717 on the records of said Court, on page _____, (The Estate proceedings being shown in Estate Docket E65, page 386) for and in consideration of the sum of Ninety-four Hundred Dollars (\$9400.00), CONVEYS to the STATE OF INDIANA the following described real estate located in Marion County, Indiana, towit:

Lots numbered 55 and 56 in McCarty's Subdivision of the East Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

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 22 day of ^{December} ~~October~~, 1965.



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

STATE OF INDIANA }
COUNTY OF MARION } SS:

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 22 day of ^{December} ~~October~~, 1965.

My Commission Expires
September 8, 1968

Irving L. Fink
Irving L. Fink - Notary Public

EXAMINED AND APPROVED IN OPEN COURT

Victor SP Jew
Judge, Marion Probate Court

Paid by Warrant No. A-75754
Dated 12-8-65

THIS INSTRUMENT PREPARED BY IRVING L. FINK, ATTORNEY

INDIANA STATE HIGHWAY COMMISSION—RIGHT OF WAY—CLAIM VOUCHER

Approved by State Board of Accounts February 1964

PAYEE'S NAME AND ADDRESS

CLEVELAND + GEORGIA M. BROWN
3514 BIRLAWOOD
INDIANAPOLIS
IND 46205

STATE AGENCY FILL IN. This form may be used only for claims chargeable to Purchase of Right of Way.

Account Number: 400-86,611-⁸¹²⁻⁶¹⁷
State Agency: State Highway Commission 800
Appr. Name: Construction
State Share: \$ 281.50
Federal Share: \$ —
Total Amt. of Check: \$ 281.50

Vertical text on the right edge of the form.

DISTRIBUTION

DATE	06	28	67	Project Number	I	703052	
	Month	Day	Year		Prefix	Road Section Paren.	
LOCATION CODE	5	0	0	Participating or Non-Participating	Cost Account	Dr. or Cr.	Amount
FUNCTION CODE	3	5		NON PART	5 5 2	DR	10.00
OBJECT CODE	6	1	2	NON PART	5 5 3	DR	55.00
PARCEL NO.			16	NON PART	5 5 4	DR	169.00
COUNTY NAME & NO.	MARION		49	NON PART	5 5 5	DR	12.50
				NON PART	5 6 1	DR	35.00
				Total			\$ 281.50

CLAIMANTS

Pursuant to the provisions and penalties of Chapter 155 Acts of 1953, as amended:

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid. I also authorize payment to be made as indicated above.

X _____
(If a firm or corporation, give name)

X By _____
Personal Signature Title

X _____
Signature if individual

X _____
Signature if individual

X _____
Signature if individual

X _____
Signature if individual

Recommend Approval:

James W. Townsend 6-28-67
Originator Date

LIENHOLDERS

I hereby sign this claim voucher as a lienholder and only certify to the extent of my interest therein and authorize payment to be made as indicated above.

X _____
(If a firm or corporation, give name)

X By _____
Personal Signature Title

Grant Approved as to Form and Parcel Abstract Checked, Excepting Real Estate Description.

Deputy Attorney General Date

Payment Approved as to Account No. and Funds Available.

_____ JUL 18 1967
Controller Date

Approved

Member, Indiana State Highway Commission Date

Vice Chairman, Indiana State Highway Commission Date

I certify to the foregoing indebtedness as indicated and recommend payment thereof. I also certify that to the best of my knowledge and belief the above data are correct; that the right-of-way necessary for the hereinabove described Federal-aid highway project has been acquired in the name of the State of Indiana and at the price as stated based on bona fide appraisals by appraisers duly qualified as required by the right-of-way procedures of the Bureau of Public Roads and other written justification now contained in the State's files, in accordance with procedures as submitted to and accepted by the Federal Highway Administrator.

I further state that this certification is made in my official capacity as Chief of the Division of Land Acquisition pursuant to section 1.31 of Title 23 of the Code of Federal Regulations and section 121 of Title 23, United States Code, for the purpose of securing, pursuant thereto, by the State of Indiana, Federal-aid funds in connection with the above-designated Federal-aid highway projects, and that neither I nor, to the best of my knowledge, any other officer, agent or employee of the State authorized in an official capacity to perform services in connection with the appraisal or acquisition of any of such right-of-way has any interest or contemplates any benefit from any transaction which involves the acquisition of property for right-of-way for such project, other than as herein disclosed.

Approved: James W. Townsend JUN 30 1967 Approved: B. P. Weber CHIEF JUL 5 1967
Chief, Division of Land Acquisition Date DIVISION OF LAND ACQUISITION Date

INDIANA STATE HIGHWAY COMMISSION—RIGHT OF WAY—CLAIM VOUCHER

Voucher No.

STATE AGENCY FILL IN. This form may be used only for claims chargeable to Purchase of Right of Way.

Account Number: 400-861,611
 State Agency: State Highway Commission 800
 Appr. Name: Construction
 State Share: \$ 112.20
 Federal Share: \$ 109.80
 Total Amt. of Check: \$ 222.00

PAYEE'S NAME AND ADDRESS

Georgia Brown
 +
Cleveland Brown
 3514 Birchwood
 Indianapolis

DISTRIBUTION

DATE	05	25	67	Project Number	5	703	52
	Month	Day	Year		Prefix	Road	Section
LOCATION CODE	5	0	0	Participating or Non-Participating	Cost Account	Dr. or Cr.	Amount
FUNCTION CODE	3	5		Part	550	DR	122.00
OBJECT CODE	6	1	2	Non Part	551	DR	100.00
PARCEL NO.			16				
COUNTY NAME & NO.	MARION		79	Total			222.00

CLAIMANTS

Pursuant to the provisions and penalties of Chapter 155 Acts of 1953, as amended:

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid. I also authorize payment to be made as indicated above.

X _____
 (If a firm or corporation, give name)

X By _____
 Personal Signature Title

5-25-67 X *Cleveland Brown*
 Signature if individual

5-25-67 X *Georgia Brown*
 Signature if individual

X _____
 Signature if individual

X _____
 Signature if individual

Recommend Approval:
Marie Miller 5-25-67
 Originator Date

LIENHOLDERS

I hereby sign this claim voucher as a lienholder and only certify to the extent of my interest therein and authorize payment to be made as indicated above.

X _____
 (If a firm or corporation, give name)

X By _____
 Personal Signature Title

Grant Approved as to Form and Parcel Abstract Checked, Excepting Real Estate Description.

Deputy Attorney General _____ Date _____

Payment Approved as to Account No. and Funds Available.
Roger R. Shipley JUN 13 1967
 Controller Date

Approved _____
 Member, Indiana State Highway Commission Date _____

Vice Chairman, Indiana State Highway Commission _____ Date _____

I certify to the foregoing indebtedness as indicated and recommend payment thereof. I also certify that to the best of my knowledge and belief the above data are correct; that the right-of-way necessary for the hereinabove described Federal-aid highway project has been acquired in the name of the State of Indiana and at the price as stated based on bona fide appraisals by appraisers duly qualified as required by the right-of-way procedures of the Bureau of Public Roads and other written justification now contained in the State's files, in accordance with procedures as submitted to and accepted by the Federal Highway Administrator.

I further state that this certification is made in my official capacity as Chief of the Division of Land Acquisition pursuant to section 1.31 of Title 23 of the Code of Federal Regulations and section 121 of Title 23, United States Code, for the purpose of securing, pursuant thereto, by the State of Indiana, Federal-aid funds in connection with the above-designated Federal-aid highway projects, and that neither I nor, to the best of my knowledge, any other officer, agent or employee of the State authorized in an official capacity to perform services in connection with the appraisal or acquisition of any of such right-of-way has any interest or contemplates any benefit from any transaction which involves the acquisition of property for right-of-way for such project, other than as herein disclosed.

Approved: *James W. Townsend* JUN 5 1967
 Chief, Division of Land Acquisition Date

Approved: *E. W. Weber* CHIEF JUN 5 1967
 DIVISION OF LAND ACQUISITION State Hwy. Comm. Date

INDIANA STATE HIGHWAY COMMISSION—RIGHT OF WAY—CLAIM VOUCHER

PAYEE'S NAME AND ADDRESS

STEVEN FLEMING
LEOLA FLEMING
1308 S. ILLINOIS
INDIANAPOLIS, IND

STATE AGENCY FILL IN. This form may be used only for claims chargeable to Purchase of Right of Way.

Account Number: 400-861 611
State Agency: State Highway Commission 800
Appr. Name: Construction
State Share: \$ 112.20
Federal Share: \$ 109.80
Total Amt. of Check: \$ 222.00

Warrant No.

DISTRIBUTION

DATE	0					Project Number	X	I							
	Month	Day	Year			Prefix	Road	Section	Par.						
LOCATION CODE		5	0	0		Participating or Non-Participating	Cost Account	Dr. or Cr.	Amount						
FUNCTION CODE			3	5											122.00
OBJECT CODE			6	1	2										100.00
PARCEL NO.					1										1
COUNTY NAME & NO.					4										7
														Total	222.00

CLAIMANTS

Pursuant to the provisions and penalties of Chapter 155 Acts of 1953, as amended:

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid. I also authorize payment to be made as indicated above.

X _____
(If a firm or corporation, give name)

X By _____
Personal Signature Title

7-17-67 X Steven Fleming
Signature if individual

X Leola Fleming
Signature if individual

7-9-67 X _____
Signature if individual

X _____
Signature if individual

Recommend Approval:

James W. Townsend 7-17-67
Originator Date

LIENHOLDERS

I hereby sign this claim voucher as a lienholder and only certify to the extent of my interest therein and authorize payment to be made as indicated above.

X _____
(If a firm or corporation, give name)

X By _____
Personal Signature Title

Grant Approved as to Form and Parcel Abstract Checked, Excepting Real Estate Description.

Deputy Attorney General Date

Payment Approved as to Account No. and Funds Available.
Quentin E. [Signature] OCT 9 1967
Controller Date

Approved _____

Member, Indiana State Highway Commission Date

Vice Chairman, Indiana State Highway Commission Date

I certify to the foregoing indebtedness as indicated and recommend payment thereof. I also certify that to the best of my knowledge and belief the above data are correct; that the right-of-way necessary for the hereinabove described Federal-aid highway project has been acquired in the name of the State of Indiana and at the price as stated based on bona fide appraisals by appraisers duly qualified as required by the right-of-way procedures of the Bureau of Public Roads and other written justification now contained in the State's files, in accordance with procedures as submitted to and accepted by the Federal Highway Administrator.

I further state that this certification is made in my official capacity as Chief of the Division of Land Acquisition pursuant to section 1.31 of Title 23 of the Code of Federal Regulations and section 121 of Title 23, United States Code, for the purpose of securing, pursuant thereto, by the State of Indiana, Federal-aid funds in connection with the above-designated Federal-aid highway projects, and that neither I nor, to the best of my knowledge, any other officer, agent or employee of the State authorized in an official capacity to perform services in connection with the appraisal or acquisition of any of such right-of-way has any interest or contemplates any benefit from any transaction which involves the acquisition of property for right-of-way for such project, other than as herein disclosed.

Approved: James W. Townsend
Chief, Division of Land Acquisition

SEP 21 1967

Date

Approved: [Signature] CHIEF

DIVISION OF LAND ACQUISITION, Ind. Hwy. Comm.

SEP 22 1967

Date

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

December 16, 1965 19

Herman Alinikoff
To Executor of the Estate of
 Jacob Alinikoff % Irving Fink Attorney
 Board of Trade Building
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-75759 12-08-65 19
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
<i>For the purchase of Right of Way on State Road</i>	
No. I-70 in Marion	
County I Project 70-3	
Section (52) as per Grant dated	
October 22, 1965	
Parcel 16	
Escrow	900.00

PLEASE RECEIPT AND RETURN

Received Payment: Herman Alinikoff, Executor

Date Jan 25th 66

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

.....December 16, 1965..... 19.....

To Herman Alinikoff
 Executor of the Estate of
 Jacob Alinikoff
 % Irving Fink Attorney
 Board of Trade Building
 GENTLEMEN: Indianapolis, Indiana

We enclose State Warrant No.A-75758..... 12-08-65 19.....
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
<i>For the purchase of Right of Way on State Road</i>	
No. I-70 ... in ... Marion	
County I ... Project 70-3	
Section (52) ... as per Grant dated	
..... October 22, 1965	
Parcel 16	8500.00

PLEASE RECEIPT AND RETURN

Received Payment: *Irving Fink, Atty for J. Alinikoff*

Date: *12/22/65*

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 16
Road I-70
County Marion
Owner Jacob Alraikoff
Address 5202 Central
Address of Appraised Property:
1002 & 1006-8 S. Ill & 107-9 Bay

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

1. I have personally checked all Comparables and concur in the determinations made. see attachment
2. Planning and Detail Maps were supplied appraisers. yes
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 on April 12, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of March 10, 1965 :
(Date)

(a) The fair market value of the entire property before the taking is: \$ 9,400.00

(b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0

The total value of taking is: (a minus b) TOTAL \$ 9,400.00

(1) Land and/or improvements	\$ <u>9,400.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>9,400.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	5/11/65	Robert J. Sell
Asst. or Chief Appr.	5-14-65	Richard E. Nichol

(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

BUYERS REPORT # 1

PROJECT # I 70-3 (52) PARCEL # 16 COUNTY MARION
NAME & ADDRESS OF OWNER ESTATE OF JACOB ALINIKOFF BY THE EXECUTOR
HERMAN ~~ALINIKOFF~~ ALINIKOFF (HIS SON) PHONE #

NAME & ADDRESS OF PERSON CONTACTED HERMAN ALINIKOFF PHONE # MR FINK ATTY
5202 CENTRAL INDIANAS INO ME 6-5425
PHONE # AT3-4042

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

DATE ASSIGNED 4-17-65 DATE OF CONTACT 5-19-65

OFFER \$ 9400⁰⁰ TIME OF CONTACT 1:15 PM

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

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

REMARKS: MET WITH HERMAN ALINIKOFF (EXECUTOR) MADE OFFER -
ALSO TALKED BY PHONE TO MR FINK THEIR ATTORNEY WHO
STATES THAT THE PROPERTY IS SOLD ON CONTRACT TO
REVERENCE YOUNG FOR \$18000 AND NOW HAS A BALANCE
OF ABOUT \$13000 THE BUYER IS NOW IN DEFAULT AND
SUIT IS BEING BROUGHT TO RECOVER THE PROPERTY FOR
THE ESTATE. I EXPLAINED ADVANCE BUYING AND
THE WAIT FOR NORMAL ACQUISITION. MR FINK ALSO WOULD
LIKE TO GET THEIR OWN APPRAISAL. I GAVE A COPY OF
OUR APPRAISAL REQUIREMENTS TO HERMAN ALINIKOFF

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

Distribution Made

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

Herman Alinikoff Executor of Estate
Charles S. Hall of Jacob Alinikoff
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-352

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 16

NAME & ADDRESS OF OWNER Mr & Mrs Steve Fleming
1008 S Illinois Indpls Ind PHONE # No Phone

NAME & ADDRESS OF PERSON CONTACTED Mrs Fleming 1008 S
Illinois Indpls Ind PHONE # _____

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

DATE ASSIGNED 4/5/67 DATE OF CONTACT 4/11/67

OFFER \$ 222⁰⁰ 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: Mr Culberson talk to and explained as the
facts contained in House Bill #1347 also
a 180 day letter was explained and left
with Mrs. Fleming. An allowance of \$122.00
was allowed for moving of 6 rooms of furniture
and \$100.00 was allowed for destination
a total of \$222.00. Mrs. Fleming was
informed that the payment of rent to
the state would be stopped for the
present. If other information is needed call
me 3-5232 Mr. Crawford

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

Distribution Made

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

Frank L. Culberson Jr.
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. F-70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY Martin PARCEL NO. 16

NAME & ADDRESS OF OWNER Cleveland Brown
107 W. ... PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mrs Georgia Brown
at above PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 3-6-67

OFFER \$ _____ TIME OF CONTACT 3:30 PM

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

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

REMARKS: Explained the 180 day notice letter was given to her. Explained the relocation & relocation allowance to her. I requested the house and gave her the total she would have coming. She signed the papers. I explained also that under the law that they would be getting quarterly get rents subsidy payment. I told her to check with the Relocation Office on any of these matters

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

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

J. Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # _____

PROJECT # I 70-3 (52) PARCEL # 16 COUNTY MARION

NAME & ADDRESS OF OWNER ESTATE OF JACOB PRINIKOFF

C/O IRVING FINK ATTY (BDOF TRADE BLDG) PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 10-27-65

OFFER \$ _____ TIME OF CONTACT _____

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

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

REMARKS: PLEASE NOTE ~~THE~~ COPIES OF ALL PROBATE PAPERS.
ATTY FINK IS HOLDING ORIGINAL COURT DEED UNTIL
FIRST PAYMENT BY US AND ALSO SINCE HE WAS
AFRAID THAT THEY WOULD BE DIVESTED OF TITLE BY
~~THE~~ A RECORDATION OF THE DEED BY US PRIOR
TO THE TIME OF PAYMENT. PLEASE NOTE REMARKS
ON BACK OF 90% VOUCHER.

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

Distribution Made

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

Chadwick Hall

 (Signature)

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

(3)

PROJECT I 70-3 (57) PARCEL # 16

OWNER ALINIKOFF PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER _____

DATE ASSIGNED _____

DATE OF CONTACT _____

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT _____

10-19-65

OFFER \$ 9400⁰⁰

DETAIL CONTACT*
Prepared & mailed 2 vendors, AFF, ESCROW &
KEY LETTER TO IRVING FINK ATTY BDOF TRADE BLOC

ACTION TAKEN**

SIGNED Chadwick H. Hall

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

7

BUYERS REPORT # _____

PROJECT # I 70-3 (52) PARCEL # 16 COUNTY MARION

NAME & ADDRESS OF OWNER ESTATE OF JACOB ALINIKOFF

SUBJECT PROP AT 1002-6-8 SOTLINDERS AND 107-9 WESTWAY PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED HERMAN ALINIKOFF JACOBS SON AND EXECUTOR
5202 CENTRAL PHONE # 73-4042 (HOME)
311-3818 (OFFICE)

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

DATE ASSIGNED 5-17-65 DATE OF CONTACT 6-13-65

OFFER \$ \$9400 TIME OF CONTACT 10:44 AM

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

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

REMARKS: TALKED TO THE ABOVE WHO STATED THAT THE ESTATE
IS RECOVERING THE ABOVE PROPERTY FROM A DEFAULTED
CONTRACT OF SALE - THIS WILL BE EFFECTED IN ABOUT
12 DAYS TO 2 WEEKS AT WHICH TIME THE ESTATE WILL
SELL TO US FOR THE STATED OFFER. CONTACT WILL BE
MADE BY ME IN 2 WEEKS WITH THE EXECUTORY ATTORNEY.

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

Distribution Made

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

Chadwick H Hill

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 16

NAME & ADDRESS OF OWNER Mr & Mrs. Steve Flemming
1008 S. Illinois Indpls Ind PHONE # No Phone

NAME & ADDRESS OF PERSON CONTACTED Mrs Flemming 1008 S.
Illinois Indpls Ind PHONE # _____

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

DATE ASSIGNED 4/5/67 DATE OF CONTACT 4/7/67

OFFER \$ 222⁰⁰ 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: Mr. Cullison talk to and explained a the
facts contained in House Bill #1347. Also
a 180 day letter was explained and left
with Mrs. Flemming. An allowance of \$122.00
was allowed for moving of 6 rooms of furniture
and \$100.00 was allowed for dislocation
a total of \$222.00. Mrs Flemming was
informed that the payment of rent to
the state would be stopped for the
present. If other information is needed call
me 3-5232 Mr. Crawford.

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

Distribution Made
(1) Parcel (1) Weekly Summary
(-) Owner (4) Other, Specify: Tenant

Frank L. Cullison Sr.
(Signature)

AFFIDAVIT

STATE OF INDIANA)
MARION COUNTY) SS

IRVING L. FINK

~~HERMAN AKINIKOFF~~

being duly sworn upon (his)

~~(her)~~ oath says that (he) ~~(she)~~ is OVER 21 years of age and knew in

(his) ~~(her)~~ lifetime ^{KATIE} ~~CATHERINE~~ AKINIKOFF, deceased,

and knows that said decedent died NOVEMBER 26, 1961

~~AND STATE~~

Irving L. Fink

Subscribed and sworn to before me this 25 day of Oct, 1965

Julie Barth
Notary Public

My commission expires Oct 21-1967

AFFIDAVIT

STATE OF INDIANA

COUNTY OF Marion

The undersigned, an agent of the Indiana State Highway Commission, having been duly sworn, says on his oath that he has personally delivered or sent by First Class U.S. Mail, at their last known address, notice of possession to those persons named in the attached notice, in accordance with the Relocation Assistance Act as passed by the 1967 General Assembly.

This affidavit is given in compliance with Section 11 (b) of that Act.

Frank L. Culberson

Subscribed and sworn to before me this 10th day of APRIL, 1967.

Chadwick B. Hale
Notary Public

My commission expires

January 29, 1969

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I-70

PROJ. I-70-3 (52)

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lots 55 & 56 in McCarty's Sub					
O.L. 120					

LAST OWNER OF RECCRD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor None

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

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

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

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

TAXES Current Paid () Delinquent ()

CERTIFICATE

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

Dated this 1 day of Nov. 1965 1 A.M. by C. Edward Blum
Abstractor

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

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

65-23062A

The following is an Extension of the original search by Union Title Company under No. 64-24103A.

CAPTION

-1-

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana. Since October 8, 1964, 8 A.M.

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

-2-

Jacob Alinikoff died testate March 4, 1965.

Will Record
A-94, page 611
Probated
March 10, 1965

-3-

LAST WILL AND TESTAMENT OF JACOB ALINIKOFF

I, JACOB ALINIKOFF, of the City of Indianapolis, Marion County, State of Indiana, do hereby make, publish and declare this to be my LAST WILL AND TESTAMENT, and do hereby revoke all former Wills and Codicils thereto that have been made by me heretofore.

ITEM 1.

I will and direct that the expenses of my just debts and funeral expenses be first paid out of my Estate. I further direct my Executrix to pay all Estate and Inheritance taxes.

65-23062A

ITEM II.

That pursuant to an Agreement of Compromise and Settlement entered into on August 29, 1963, and approved by the Marion Probate Court September 24, 1963, in the Matter of the Estate of Katie Alinikoff, Estate Docket E62, page 77, I hereby give, devise and bequeath to my wife, MARY ALINIKOFF, if she survive me, twenty-five per cent (25%) of my estate, real, personal or mixed.

ITEM III.

In further pursuance of said Agreement of Compromise and Settlement as above described, I give, bequeath and devise all the rest and residue of my estate, real, personal or mixed, as follows:

One-half (1/2) to my children, towit:

Herman Alinikoff,
Bessie Mayer, and

Florence (Fannie) Zatcoff, share and share alike,
or their surviving issue;

One-half (1/2) to the children of Katie Alinikoff,
deceased, towit:

Milton Bohard,
Samuel Bohard, and

Robert Bohard, share and share alike, or their
surviving issue.

ITEM IV.

I hereby nominate and appoint my wife MARY ALINIKOFF, as Executrix of this my LAST WILL AND TESTAMENT, and I request that my good friend, IRVING L. FINK, be retained as Attorney to represent my estate. In the event my wife should fail to survive me, or should be unable or unwilling to serve as such Executrix, then I nominate and appoint my son, HERMAN ALINIKOFF, as such substitute Executor in her place and stead. It is my desire that my Executrix or Executor, as the case may be, shall not be required to have bond.

IN WITNESS WHEREOF, I have hereunto set my hand at the City of Indianapolis, Indiana, this 17th day of January, 1964.

Jacob Alinikoff, Testator

On this 17th day of January, 1964, the above named Testator, JACOB ALINIKOFF signed, sealed, published, declared and acknowledged the foregoing instrument to be his LAST WILL AND TESTAMENT in the presence of each of us, and we, in his presence and at his request, and in the presence of each other, have hereunto subscribed our names as attesting witnesses.

Nellie Barth
4475 Marcy Lane, #192
Indpls., Ind.
Bertha Brenner
645 E. 58th St.
Indpls., Ind.

65-23062A

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
E65 Page 386

IN THE MATTER OF THE ESTATE OF JACOB ALINIKOFF, DECEASED.
March 10, 1965. Will probated in open court.

Bond filed, Herman Alinikoff duly appointed and qualified as executor of the last will and testament, of Jacob Alinikoff, deceased.

Order Book 684 page 627.

April 7, 1965. Proof of notice of appointment filed.

October 15, 1965. Inventory and appraisal filed showing therein that after subscribing to oath of office W. T. Ray and Carl S. Adams, Jr. appraised 107-109 Ray Street and 1002-06 S. Illinois Street in the sum of \$9250.00.

"Pending"

NOTE: Petition for Probate of Will and issuance of Letters of Administration shows the name, age, relationship to such decedent and place of residence of each known legatee and devisee of such decedent's estate are:

NAME	AGE	RELATIONSHIP	RESIDENCE
Mary Alinikoff	Adult	Spouse	5202 N. Central Ave., Indianapolis, Ind.
Herman Alinikoff	Adult	Son	5202 N. Central Ave., Indianapolis, Ind.
Milton Bohard	Adult	Beneficiary	7952 Dartmouth Indianapolis, Ind.
Samuel Bohard	Adult	Beneficiary	6377 Forest View, Indianapolis, Ind.
Robert Bohard	Adult	Beneficiary	7952 Dartmouth, Indianapolis, Ind.
Florence (Fannie) Zatzcoff	Adult	Daughter	Elmira, New York
Bessie Mayer	Adult	Daughter	Bronxville, N. Y.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
E 65 Page 386
Verified petition
filed
July 16, 1965

IN THE MATTER OF THE ESTATE OF JACOB ALINIKOFF, DECEASED.
EXECUTOR'S PETITION FOR AUTHORITY TO ENTER INTO COMPROMISE
AGREEMENT

HERMAN ALINIKOFF being duly sworn upon his oath hereby calls to the attention of the Court the following:

1. That he is the duly qualified and acting Executor of the estate herein.
2. That among the assets of this estate is a conditional sales contract for the sale of a certain residence property

65-23062A

to one Clarence Jones and Annie Mae Jones as purchasers.

3. That said purchasers were delinquent in their payments under said contract in the sum of \$2,133.36, and after making every effort and demand for payment, your Executor filed suit for cancellation of said conditional sales contract and for possession of the real estate which was the subject of said contract, said action being No. S-165-113 in the Superior Court of Marion County, Room 1.

4. That the subject real estate is in an area to be purchased by the Indiana State Highway Commission and the pending action above referred to and the outstanding interests of the purchasers will effectively bar a sale of said property by this estate, and will make it impossible until the settlement of said action for the estate to receive the funds from any such sale.

5. That your Executor and his Attorney have negotiated a settlement wherein the defendants have agreed to a rescission of their interest in said contract and the real estate therein, and to have a judgment entered to that effect, same conditioned upon said purchasers being permitted to remain in that part of said premises now occupied by purchasers as a residence, rent free, until such time as the property is sold.

6. That it is in the interests of this estate that said compromise settlement be entered into because, otherwise, the estate will be forced to expend money for repair in order to rent the premises in the event said purchasers are out of possession, the premises are in a neighborhood where vandalism and destruction of the property will undoubtedly take place should the property be vacant, all of which would effect the price obtainable in the sale of said property by petitioner.

WHEREFORE, your petitioner prays for authority to compromise the action in Cause No. S165-113, by entering into an agreed judgment for cancellation of said conditional sales contract, with costs against the defendants, and further agreeing to permit said defendants to remain in possession of that part of said premises used as a residence by said defendants until such time as the property is sold by the estate herein.

July 16, 1965. Order Granting Authority for Compromise Settlement.

And the Court having heard evidence thereon, and being duly advised in the premises, NOW FINDS, that it is in the best interests of this estate that the compromise and settlement prayed for be approved.

65-23062A

IT IS HEREBY ORDERED ADJUDGED AND DECREED that the Executor be and he hereby is authorized to settle the controversy in S165-113 in the Superior Court of Marion County, Room 1, as prayed for by entering into a judgment by agreement for cancellation of the said conditional sales contract, with costs against the defendants, and to permit said conditional sales purchasers to remain in that portion of the premises used by purchasers as a residence, rent free, until the sale of the real estate which is subject to the said conditional sales contract.
Order Book 700 page 18.

IN THE SUPERIOR COURT OF MARION COUNTY

Cause No. S165-113 Herman Alinikoff, Executor
Complaint filed of the Estate of Jacob Alinikoff,
June 8, 1965 Deceased, Mary Alinikoff,
Plaintiffs

-6-

vs

Clarence Jones and
Annie Mae Jones,
Defendants

COMPLAINT FOR POSSESSION OF REAL ESTATE AND
CANCELLATION OF REAL ESTATE CONTRACT.

Come now the plaintiffs herein and for cause of
action herein allege and say:

1. That Herman Alinikoff, one of the plaintiffs
herein, is the duly appointed, qualified and acting
Executor of the Estate of Jacob Alinikoff who departed
this life on or about March 4, 1965.

2. That on or about the 1st day of March, 1962
said Jacob Alinikoff, the owner of the real estate
hereinafter described, entered into a conditional sales
contract along with his wife, Mary Alinikoff, for the
sale to Clarence Jones and Annie Mae Jones, defendants
herein, of the following described real estate, towit:

Lots numbered 55 and 56 in McCarty's Subdivision
of the East Part of Out Lot 120 of the Donation Lands
of the City of Indianapolis, as per plat thereof recorded
in Plat Book 2, page 86, in the Office of the Recorder
of Marion County, Indiana, for a sale price of \$18,000.00,
copy of said contract is attached hereto, made part of this
complaint and is marked Exhibit "A".

65-23062A

3. That under the terms of said contract purchasers (defendants herein) agreed to pay to vendors the sum of \$200.00 per month commencing the 1st day of March, 1962, and on the 1st day of each calendar month thereafter.

4. That under the terms of said contract purchasers likewise agreed to pay all taxes on said real estate beginning with the installment payable on the first Monday in May, 1962 and thereafter, plus interest of 6% per annum on the unpaid balance of the purchase price, to be computed on June 30th and December 31st of each year upon the principal sum unpaid at the beginning of such periods, with said interest to be added to the amount remaining due thereunder.

5. That defendants as purchasers have failed to comply with the terms of said agreement in this, towit:

(a) Defendants have made no contract payments since August, 1964, leaving delinquencies and monthly payments due and unpaid from the 1st of September, 1964 through June, 1965, totaling \$2,000.00.

(b) Defendants failed to pay the tax installment due and payable May 3, 1965 in the amount of \$430.86.

That there is presently past due, owing and unpaid under said contract therefor the sum of \$2,133.36.

That plaintiff, Herman Alinikoff as Executor of the Estate of Jacob Alinikoff has given defendants due notice of said delinquency and has made due demand for said past due payments but defendants have refused and failed to make payment thereof.

That paragraph 8 of said contract (Exhibit "A") provides that:

"Time shall be of the essence of this Agreement. If Purchaser fails to pay any installment of the purchase price or interest thereon as the same becomes due***** and if such failure continues for a period of 30 days, **** then Vendor may, at his option, cancel and terminate this Agreement and take possession of the Real Estate,"

That more than 30 days have elapsed for payment of several of said delinquent installments, and under said conditional sales contract vendor is entitled to cancel and terminate said agreement and take possession of said real estate, and to terminate purchasers' right, title or interest, legal or equitable, in or to the real estate.

WHEREFORE, plaintiffs pray:

1. That said contract with defendants be cancelled and terminated;
2. That defendants' demands, rights, title or interest, legal or equitable, in and to said real estate and under said agreement cease and terminate;
3. For possession of said real estate;
4. For the costs of this action, and all other proper relief.

65-23062A

Note: Exhibit "A" referred to in Complaint, not set out herein.

Summons issued June 8, 1965, returnable June 28, 1965 and returned by the Sheriff of Marion County, showing therein that defendants, Clarence Jones and Annie Mae Jones were served on June 10, 1965 by leaving a copy for each of them and mailing a copy to each of them at 1006 South Illinois Street, Indianapolis, Indiana.

August 6, 1965. ENTRY

Come now the Plaintiffs by counsel and the Defendants by counsel, and it is hereby agreed and ordered that Plaintiffs are granted judgment herein against the Defendants as follows:

1. The interest of the Defendants, legal and equitable, in and to a certain conditional sales contract dated March 1, 1962 for the purchase of the real estate described as follows, to-wit:

Lots numbered 55 and 56 in McCarty's Subdivision of the East Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana, and their interest in the real estate described therein is hereby cancelled and terminated.

2. Defendants shall be permitted to live in that part of the above described premises now used by Defendants as a residence, rent free, until said property is sold by Plaintiffs.

3. Plaintiffs agree that they will not hold the Defendants liable for any deficiency in payment or other expenses under the aforementioned conditional sales contract.

Order Book 3, page 186.

Costs Paid.

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF JACOB ALINIKOFF, DECEASED.
EXECUTOR' PETITION TO SELL REAL ESTATE AT PRIVATE SALE
HERMAN ALINIKOFF being duly sworn upon his oath hereby calls to the attention of the Court the following:

1. That he is the duly qualified and acting Executor of the Estate herein.

2. That decedent herein died seized of the following described unencumbered real estate in Marion County, State of Indiana, towit:

-7- mg -over-

Estate Docket
E65 page 386
Verified petition
filed
Oct. 19, 1965

-7-

65-23062A

Lots numbered 55 and 56 in McCarty's Subdivision of the East Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

3. That the appraised value of said real estate as shown by the appraisal filed herein is the sum of \$9250.00.

4. That the devisees under said decedent's last Will and Testament are: Mary Alinikoff, Herman Alinikoff, Milton Bohard, Samuel Bohard, Robert Bohard, Florence (Fannie) Zatzoff, Bessie Mayer and that all of said interested parties have signed waiver of notice and consent to the sale herein prayed for, said waivers and consents being filed herewith as a part of this petition and marked Exhibits A-1 through 7.

5. That it is necessary for your Executor to sell said real estate for the following purposes:

(a) For the payment of claims allowed against the Estate;

(b) For the payment of certain expenses of administration, to-wit: the appraisers;

(c) For the purpose of selling said real estate before certain necessary expenses for maintenance and repair are incurred; all of which is in the best interests of this Estate.

6. That said real estate is desired by the State of Indiana for certain highway purposes and said State of Indiana has offered the sum of \$9400.00 therefor, same being higher than the appraised value of same.

7. That it is to the best interest of said Estate that said real estate be sold to the State of Indiana for the price offered.

WHEREFORE, said Executor prays the Court for an order authorizing the sale of said real estate as prayed for, at private sale, for cash (except for the payment normally deferred by the State of Indiana until complete possession is given by seller), and for not less than the appraised value.

Waivers of service of Notice filed by all heirs named in above petition, all of whom therein consent to sale of said real estate as prayed for in said petition.

October 19, 1965. ORDER AUTHORIZING EXECUTOR TO SELL REAL ESTATE.

And it appearing that the only persons interested in said real estate have signed waivers of notice and consents to the said sale, and that same is properly before the Court for action thereon; and the Court being duly advised in the premises, NOW FINDS that it is in the best interests of this Estate that said real estate be sold as prayed for in said petition.

65-23062A

IT IS HEREBY ORDERED that said Executor be and he hereby is authorized to sell said real estate at private sale, without further notice, for not less than the appraised value, and for cash (except for the payment normally deferred by the State of Indiana until complete possession is given by seller).

IT IS FURTHER ORDERED that said Executor make due report of his doings in this behalf.

Order Book 710 page 261.

"Pending".

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

-8-

by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

Juvenile Court
Search

-9-

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

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

65-23062A

Uniform Commercial Code Search has been made of the records in the Office of the Recorder of Marion County, Indiana, which search discloses no financing statements as required by the Uniform Commercial Code (Chapter 317, 1963 Acts of Indiana General Assembly) with respect to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except "NONE".

-10-

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

-11-

Jacob Alinikoff

from October 8, 1964,
8 A.M. to and including
March 4, 1965

and vs

Mary Alinikoff,
Herman Alinikoff,
Bessie Mayer,
Florence Zatcoff,
Fannie Zatcoff,
Milton Bohard,
Samuel Bohard
and
Robert Bohard

for the 10 years
last past and
against none other

65-23062A

Cause No. R-32589 Judgment for \$583.50 and costs in favor of Harold C.
-12- Koehler vs Robert Bohard rendered May 27, 1963 in the
Municipal Court, Cause No. R-32589.
Order Book 205 page 198.
Judgment Docket B-4, page 302.

Cause No. R-38770 Judgment for \$809.00 and costs in favor of General
-13- Finance Corp of Indianapolis vs Robert H. Bohard
rendered September 14, 1964 in the Municipal Court,
Cause No. R-38770.
Order Book 206 page 542.
Judgment Docket B-4, page 359.

-14- Taxes for the year 1963 and prior years paid in full.

-15- Taxes for 1964 payable 1965 in name of Jacob and
Catherine Alenikoff.

Duplicate Nos. 240889-90, A-B, Indianapolis, Center
Township, Code No. 1-01, Parcel Nos. 17457-8.

May Installment \$430.86 Paid.

November Installment \$430.86 Unpaid.

-16- Assessed Valuation:

Land \$790.00 Improvements \$8,450.00 Exemptions (None)

-17- Taxes for 1965 now a lien in name of Jacob and Catherine
Alenikoff.

** 44226 **

Land Record
D. p, 535
May 2, 1834
Recorded
June 21, 1834.

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

Deed

1

to
Nicholas McCarty, his heirs and assigns.
Out Lot 120 in the City of Indianapolis,
containing 52-33/100 acres, with other real estate.

2

Nicholas McCarty died in testate May 17, 1854.

Estate Docket
3. p, 150

3

Estate of Nicholas McCarty, settled in the
Probate Court of Marion County.

Margaret McCarty appointed and qualified as
Administratrix June 3, 1854.

Final report filed, approved and estate closed
January 7, 1860. See full proceedings in Complete
Record 11 page 66 of the Court of Common Pleas of
Marion County.

Final report shows that he left surviving him
as his sole and only heirs at law, his widow,
Margaret McCarty and four children to-wit:
Nicholas McCarty, Margaret R. McCarty, Susannah
McCarty and Frances J. McCarty.

IN THE COURT OF COMMON PLEAS OF MARION COUNTY.

Margaret McCarty,
versus

Petition for
Partition

Susanna McCarty, Margaret R. McCarty,
Nicholas McCarty and Frances J. McCarty.

4

Petition recites that Nicholas McCarty died
intestate leaving above complainant and defendants
as his only heirs and seized of Out Lot 120, in the
City of Indianapolis, and divers other real estate.

Court having heard the evidence orders partition
and appoints James Blake, Andrew Wilson and James
Wood, Commissioners to effect the same of the
premises described in Complaint.

Said Commissioners set off to Nicholas McCarty
Margaret R. McCarty, Susannah McCarty and Frances J.
McCarty, Out Lot 120 in the City of Indianapolis,
with various other tracts as tenants in common which
was duly approved by the Court.

For full proceedings in the above Cause see
Complete Record 4 page 159 etc.

Marriage Record

6. p, 659
Dec. 9, 1857.

Susannah McCarty
to
Henry Day.

Marriage.

5

Marriage Record

10. p, 36
Oct. 2, 1867.

Margaret R. McCarty,
to
John C. S. Harrison.

Marriage

6

Plat Book

2. p, 86
Jan. 27, 1863
Recorded
Jan. 27, 1863.

Henry Day, Susannah McCarty Day, Margaret R. McCarty
Nicholas McCarty, and Frances J. McCarty, filed a
Plat of McCarty's Subdivision of the East part of
Out Lot 120 in the City of Indianapolis, County of
Marion, and State of Indiana.

We hereby lay out and subdivide the East part
of Out Lot 120 into 161 lots. The lots from 2 to
25 both inclusive, are each 123 feet and 6 inches deep
by 30 feet wide. Lot 26 being 46 feet and 3 inches
wide on the East line, 51 feet and 6 inches on the
West line and 123 feet and 6 inches on the North
line. Lots 28 to 52 both inclusive are each 30
feet wide by 120 feet deep. Lot 27 is 22 feet wide
on the East line, 27 feet and 6 inches on
the West line and 120 feet long on the North line.
Lots from 55 to 79 both inclusive are each 30 feet
wide by 102 feet long. Lot 80 is 29 feet and 10
inches wide on the East line and 44 feet and 5 inches
wide on the West line and 102 feet on the North line
Lots from 82 to 106 both inclusive are each 30 feet
wide and 90 feet deep. Lot 81 is 35 feet deep on
the East, 39 feet on the West line and 90 feet
long on the North line. Lots 109 to 133 both
inclusive are each 30 feet wide and 90 feet long.
Lot 134 is 41 feet on the East line 45 feet on the
West line and 90 feet on the North line. Lots 136
to 160 inclusive are each 30 feet wide and 90 feet
long. Lot 135 is 45 feet and 6 inches on the East
line, 50 feet on the West line and 90 feet long on
the North line. Lots 1, 53 are each 42 feet wide
and 123 feet and 6 inches long. Lot 54 is 42 feet
wide and 104 feet long. Lots 107, 108, and 161
are each 42 feet wide and 90 feet deep.

The streets and alleys are as laid out on the
annexed Plat. Tennessee Street South of Ray Street
is 58 feet wide. That part of Tennessee Street North
of Ray Street being 60 feet wide. Maple Street is
40 feet wide. Illinois Street is 50 feet wide. All
of the above streets run North and South. The
following streets run East and West viz: Ray
Street is 50 feet wide, Williams Street is 50 feet
wide, Morris Street is 25 feet wide. Road South
of Ray Street is 15 1/2 feet wide. The alley between
-- 1 and 53 is 12 feet wide. The alley between

7

Illinois Street and Maple Street South of Ray Street is 12 feet wide. The alley between Maple Street, and Tennessee Street South of Ray Street is 12 feet wide and the alley between Lots 108 and 161 being 10 feet wide. The alley between Lots 54 and 107 being 10 feet wide.

Said Subdivision is made subject to any right the State of Indiana had for the use of the Central Canal along Tennessee Street or any present right of way that the grantees of the State may legally have along said Street.

Misc. Record

17. p, 11
Jan. 23, 1893
Recorded
Jan. 23, 1893.

8

STATE OF INDIANA, COUNTY OF MARION SS:

I, Henry Day, the undersigned, being duly sworn according to law say that ever since the year 1857, I was acquainted with the family of Nicholas McCarty to whom the Agent of the State, deeded Out Lot 120, in the City of Indianapolis, Indiana, on the 2nd day of May 1835, which deed is recorded on page 535 of Marion County, Deed Record "D", that said Nicholas McCarty died previous to the Fall of 1854 that he left Margaret McCarty his widow, surviving him, that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susannah McCarty, who subsequently married affiant, that he left surviving him no grand children by deceased sons or daughters, that the said Nicholas McCarty, Junior, Frances J. McCarty, and Margaret R. McCarty, were of age and unmarried on the 9th day of February 1864, and that said Susannah McCarty, affiant's wife was of age on the 9th day of February 1864.

Henry Day.

does not apply on marriage at 29

[Handwritten signature]

Nicholas McCarty,
Henry Day and
Susanna McCarty Day his wife,
Margaret R. McCarty,
and Frances J. McCarty,

| Warranty Deed

24. p 569
Apr. 21, 1864
Recorded
Mch. 18, 1865.

9

to
Malinda Ann Cummings.

Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, according to the Plat of said Subdivision as recorded in the Recorder's Office of the said County of Marion.

Marriage Record

8. p, 480
Sept. 9, 1864

Mrs. Malinda A. Cummings,
to
Joseph James.

| Marriage

10

** 44226 **

24. p. 570
Mch. 17, 1865
Recorded
Mch. 18, 1865.

Joseph James and
Malinda Ann James his wife,
formerly Malinda Ann Cummings,
to
Hannah Bishop.

Warranty Deed

11

Lots 55 and 56 in McCarty's Subdivision
of the East part of Out Lot 120 in the City of
Indianapolis, according to the Plat of said Subdivision
as recorded in the Recorder's Office of the said
County of Marion.

47. p. 29
Dec. 28, 1870
Recorded
Jan. 5, 1871.

Malinda Ann James et al
By Nicholas R. Ruckle, Sheriff
of Marion County,
to

Sheriff's Deed

12

Margaret McCarty.

Lots 55 and 56 in McCarty's Subdivision of the
East part of Out Lot 120 in the City of Indianapolis.

On a Judgment and Decree in the Civil Circuit
Court of Marion County, Indiana, June 1st, 1868
for \$422.22 and costs; see Cause No. 2847 Order
Book 25 page 754. Complaint filed February 26,
1868, Complete Record 21 page 779.

Margaret McCarty versus Malinda Ann James,
Joseph James, Hannah Bishop and Jesse Bishop.

On a foreclosure of a mortgage executed by
Malinda Ann Cummings to Margaret McCarty April 21,
1864 and recorded April 23, 1864 in Mortgage Record
P.P. page 413.

Summons, came to hand March 15, 1868 and served
April 19, by reading to the within named Malinda
Ann James, the within named Joseph James by Copy
left at his last and usual place of residence.

John N. McConnell, Sheriff
Montgomery Co., Indiana.

The defendants Hannah Bishop and Jesse Bishop
not being residents of the State of Indiana, they
were duly served by publication in the Saturday
Evening Mirror, 3 weeks successively the first
of which publication was on the 29th day of February
1868 and the last on the 14th day of March 1868.

46. p. 193
Jan. 4, 1871
Recorded
Jan. 5, 1871.

Margaret McCarty
to
Hannah Bishop.

Warranty Deed

13

Lots 55 and 56 in McCarty's Subdivision of
the East part of Out Lot 120 in the City of
Indianapolis, according to the Plat of said Subdivision
as recorded in the Recorder's Office of the said
County of Marion.

** 44226 **

Warranty Deed

71. p, 402
July 31, 1873
Recorded
Sept. 19, 1873.

Hannah Bishop and
Jesse Bishop her husband,
to
John Stellwagen.

Lots 55 and 56 in McCarty's Subdivision of
the East part of Out Lot 120 in the City of
Indianapolis, according to the Plat of said
Subdivision, as recorded in the Recorder's Office
of said County of Marion.

Subject to the taxes for the year 1873.

14

John Stellwagen died testate November 28, 1909.

15

Will Record

W. p, 99
Sept. 17, 1907.
Probated
Dec. 2, 1909.

Last Will and Testament of John Stellwagen, deceased.
I, John Stellwagen, at present residing in the
City of Indianapolis, Marion County, Indiana, of
sound and disposing mind and memory and desiring
to make such disposition of my worldly affairs as to
me seems just, proper and equitable, do make, declare
and publish this my last will and testament in manner
following to-wit:

Item 1st: I desire that upon my decease my
body be decently interred and that all my just debts be
first paid out of any estate I may leave.

Item 2nd: I give, devise and bequeath to my
wife Sophia Stellwagen one-third of my personal
property absolutely and one third of my real estate.

Item 3rd: I give, devise and bequeath to
my three daughters the issue of my first marriage
namely Elizabeth, Mary and Josephine two-thirds of
my personal property and two thirds of my real
estate to be held by them absolutely and forever.

Item 4th: I hereby revoke, cancel and annul all
former wills and testaments by me made and appoint
my friend Ernest F. Knodel as Executor of this my
last will and testament.

IN WITNESS WHEREOF I have hereunto set my
hand and seal this 17th day of September 1907.

John Stellwagen (Seal)

16

Estate Docket
36. p, 9382

17

December 2, 1909, Ernest F. Knodel was appointed
and qualified as Executor of the last Will and
Testament of John Stellwagen, deceased; see Order
Book 10 page 355.

April 17, 1911 Final report filed, hearing
May 13, 1911.

May 12, 1911, Proof of final notice filed.

May 13, 1911, Proof of posting filed.

Final report approved and estate closed; see Order
Book 15 page 141.

** 44226 **

There are no further conveyances.

LEASE.

47. p. 101
May 19, 1905
Recorded
June 6, 1905.

John Stellwagen
to
Indianapolis Brewing Co.
a Corporation.

Lease.

18

One two story brick building known as 1002 and 1004 South Illinois Street to be used for saloon and dwelling.

For the term of one year commencing on the 1st day of June 1905 and ending on the 31st day of May 1906, with the privilege of 4 years more at \$35.00 per month in advance on the 1st day of each calander month etc. See Instrument.

MORTGAGE.

P.P. p. 41
Apr. 21, 1864
Recorded
Apr. 23, 1864.

Malinda Ann Cummings,
to
Margaret McCarty.

Mortgage

19

Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, according to the Plat of said Subdivision as recorded in the Recorder's Office of the said County of Marion.

To secure 5 notes of even date herewith executed for the unpaid part of the purchase money of said real estate payable respectively in 1, 2, 3, 4, and 5 years after date, with interest from date each for the sum of \$113.00.

ON MARGIN OF RECORD: This mortgage foreclosed in Circuit Court June 1, 1868 and decree issued thereon was returned fully paid and satisfied, see Execution Docket H. page 648.

Attest: August 4, 1873.

Wm. J. Wallace, Clerk.

Attest Dan C. Greenfield Rec. Marion County,
Bence Dep.

For foreclosure proceedings see Sheriff's Deed above at No. 12 of Abstract.

T.T. p. 95
Mch. 17, 1865
Recorded
Mch. 17, 1865.

Hannah Bishop and
Jesse Bishop her husband,
to
Malinda James.

Mortgage

20

Lots 55 and 56 as above described.
To secure 7 certain promissory notes of even date herewith, one for \$50.00, 60 days after date, and 4 for \$113.00 each in 1, 2, 3 and 4 years after date, with interest and the other two of said notes being for \$124.00 each in 5 and 6 years after date, with interest being given by said mortgagors to said

(over)

Mortgagee as part payment purchase money on above described premises.

Suit was brought August 23, 1872 to foreclose this mortgage in the Superior Court in Cause No. 2201 Malinda A. James versus Hannah Bishop and Jesse Bishop, was foreclosed and property sold, the foreclosure was afterwards set aside case reopened see Cause No. 3554 Superior Court, Hannah Bishop and Jesse Bishop versus Malinda A. James, Joseph James and Nicholas R. Ruckle Sheriff etc. and that said defendants Hannah and Jesse Bishop be allowed to answer in said Original Cause No. 2201 ordered to be placed on docket cause consolidated with No. 2201 see Order Book 10 page 394 and upon final hearing Judgment was rendered in favor of the defendants and against plaintiff for costs; see Order Book 10 page 606 Superior Court.

21

Taxes for 1910 paid in full.

22

Taxes for 1911 now a lien.

Private Act
Marion Title Guaranty Company
Manager

23

Indianapolis, Ind., October 26, 1911.

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

Search made in the Recorder's Office, the Tax Sale Records in the Auditor's Office, the Tax Duplicates in the Treasurer's Office, and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Probate, Circuit and Superior Courts; also Records of Street, Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

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

MARION TITLE GUARANTY COMPANY
By *W. S. Satecamp* Manager

By request we show the following.

479, p. 142.
June 3, 1911.
Recorded
June 12, 1911.

STATE OF INDIANA, MARION COUNTY, SS.

Comes now Nicholas McCarty, who being first duly sworn on his oath says that he is a son of Margaret McCarty who on January 4, 1861 was the owner of Lot 22 in Margaret McCarty's Subdivision of Out Lot 119 and part of Out Lot 118 in the City of Indianapolis and who on that date conveyed said real estate to the Trustees of the First Baptist Church of Indianapolis and their successors which deed appears of record in deed record 13 page 15 of the Marion County Recorder's Office. And affiant says that his mother was a widow on said date. That she became a widow by the death of her husband Nicholas McCarty, Sr., the father of this affiant on or about the 17th day of May 1854 and that she remained unmarried from that date until her death on the 18th day of February 1873.

Nicholas McCarty.

Respectfully.

December 21, 1911.

MARION TITLE GUARANTY COMPANY
By *O. D. Atcamp* Manager

75 Continuation of an Abstract of title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 2, page 86 of the Marion County Recorders Office.

76 Prepared for Arsenal Building and Loan Association, since date of former continuation, dated October 26, 1911.

486, p. 140
Oct. 31, 1911
Recorded
Nov. 14, 1911.

Sabina Stellwagen widow and unmarried, Josephine Risler, Nee Stellwagen, widow and unmarried, Elizabeth Connelly, Nee Stellwagen, and John B. Connelly, her husband, Mary Giroux, nee Stellwagen, and Octave Giroux her husband,

Warranty Deed

49
to
Louis M. Golas, and Clara Golas husband and wife,

Lots 55 and 56 as above in Caption.

Subject to the taxes of 1911 and all municipal assessments.

The grantors are to retain possession of the small house in the rear of said lot known as No. 105 West Ray Street until the 1st day of May 1912 free of any charges for rent.

The grantors herein Sabina Stellwagen, Josephine Risler, Nee Stellwagen, Elizabeth Connelly nee Stellwagen, and Mary Giroux, nee Stellwagen, are all of the devisees under the Will and Testament of John Stellwagen, deceased which is of record in Will Record "W" page 99 of the Clerk's Office of Marion County, Indiana,

The grantor Sabina Stellwagen being the widow of said John Stellwagen and being the same person who is named in said will as Sophia Stellwagen.

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

STATE OF INDIANA, MARION COUNTY, S.S.

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

28
That this affiant is now 78 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty, and Susannah McCarty Day. That this affiant has never been married and his sister Frances J. McCarty has never been married and that Margaret R. McCarty was married on the 3rd day of October 1867 to John C.S. Harrison.

Nicholas McCarty.

29

There are no further conveyances.

Encumbrances.

579, p. 444
Nov. 13, 1911
Recorded
Nov. 16, 1911.

30

Louis M. Golas and
Clara Golas husband and wife,
to
Joseph Risler, Margaret Giroux
Elizabeth Connelly.

Satisfied by Release
Marion Title Guaranty Company
May 26 1919

Mortgage

Lots 55 and 56 as above.

To secure 6 principal promissory notes of even date herewith, 5 of said notes calling for \$400.00 each due respectively in 30, 42, 54, 66 and 72 months after date and one of said notes calling for \$566.67 due in 90 months after date with interest at the rate of 6% per annum to maturity and 8% per annum after maturity and 10% attorneys fees.

This Mortgage is given to secure the balance of unpaid purchase money for the above described property.

Satisfied by Release
filed 5/26-19
one
June 17-18
note 11 months
time to 2/18

579, p. 445
Nov. 13, 1911
Recorded
Nov. 16, 1911.

31

Louis M. Golas, and
Clara Golas, husband and wife,
to
Sabina Stellwagen.

Satisfied by Release
Marion Title Guaranty Company
Oct 6 1914

Mortgage

Lots 55 and 56 as above.

To secure 3 principal promissory notes of even date herewith calling for \$311.11 each, in 6, 12 and 18 months respectively after date, with interest at the rate of 6% per annum to maturity and 8% per annum after maturity and 10% attorneys fees.

This Mortgage is given to secure the balance of unpaid purchase money for the above described property.

Satisfied by Release filed
Oct 6 1914
BBS

Leases.

79, p. 340
Nov. 19, 1913
Recorded
Dec. 24, 1913.

L.M. Golas and
Clara Golas, his wife,
to
Ben Sigal.

Lease

The following premises to-wit-: 1002 and 1004 S. Illinois Street, Indianapolis, Indiana, known as 2 store rooms and 4 rooms upstairs together with one stable in the rear yard of the premises.

For and during the term of 3 years from the 1st day of January 1914 and the privilege of two more at a rental of \$60.00 per month for the 1st 3 years and \$70.00 per month for the subsequent 2 years, said rent to be paid the 1st day of each month etc. See Instrument.

32

on 4/20
one

80, p. 236
Jany. 17, 1914
Recorded
Feby. 20, 1914.

Ben Sigal,
to
Henry Clar.

Lease

The store room located at 1002 - 4 South Illinois Street, City of Indianapolis, together with 4 rooms and bath immediately above said store room, known as a meat market.

For and during the term of 3 years from the date of the 7th day of January, 1914 at a rental of \$40.00 per month said rent to be paid on the 1st day of each and every month etc. See Instrument.

33
one
1/2

82, p. 207
June 1, 1914
Recorded
July 16, 1914.

Louis M. Golas, ---
to
Ben Maierson.

Lease

The store room and one room across the walk including the smoke house on building and situated at # 1002 South Illinois Street in the City of Indianapolis.

For and during the term of 5 years from the 1st day of June 1914 at a rental of \$26.00 per month the said rent to be paid on the 1st day of each and every month etc. See Instrument.

34
one
1/2

Assessments.

110, p. 95
Approved
Feby. 20, 1914.

Louis M. and Clara Golas,
to

Main Sewer in Ray Street from Dakota Street to White River.

Lots 55 and 56 as above \$1.50

Not paid and now delinquent with penalty.

35
pd.
1/2
one
36
37
38

As shown on record this assessment now FULLY PAID. M. BROWN ASSESSMENT CO. *James A. Hunt*

PAID IN FULL
MAY 1914
INDIANAPOLIS CITY COMPANY

Taxes for the year 1913, 1st Installment paid.
2nd Installment unpaid.

Taxes for the year 1914, now a lien.

Attention called to 3rd Park and 1/2 Block Assessment for South Park District for which this property may be assessed.
MAY 1914
INDIANAPOLIS CITY COMPANY
W. J. 1.15
W. J. 1.15

Judgments.

IN THE CIRCUIT COURT OF MARION COUNTY.

39
Order Book
184, p. 442
18823

✓ 8
Charles E. Gardner, Vs. Louis -- Golas.
June 25, 1910 \$ 96.86 and costs.

PAID Sept 11 1916
Prine Sept 11 1916
D

PAID Sept 11 1916
Marion Title Guaranty Company
J. Williams

40

Indianapolis, August 18, 1914.

We find no further conveyances nor unsatisfied encumbrances of Record on lot as described in Caption, since date of October 26, 1911.

Search made in the Recorders Office, the Tax Sale Records in the Auditors Office, the Tax Duplicates in the Treasurers Office, the Lis Pendens Records of Complaints and Attachments, and Judgment Dockets of the Marion Circuit Superior and Probate Courts, also Records of Street Alley Park and Sewer Improvement Assessments in the Treasurers Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

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

MARION TITLE GUARANTY COMPANY

J. Williams

41 Continuation of an Abstract of title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book No. 2 at page 86 in the recorders Office of Marion County, Indiana.

42 Prepared for Arsenal Building and Loan Association, since date of August 18, 1914.

43 There are no further conveyances.

Encumbrances.

44 647, p. 65
Sept. 25, 1914
Recorded
Sept. 26, 1914.

Louis M. Golas and Clara Golas, husband and wife to The Arsenal Building Loan Association. Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 --- To secure the payment of a loan of \$6000.00 with certain dues interest etc.

On margin of record appears the entry FULLY PAID AND SATISFIED. L. M. BROWN ABSTRACT CO.

X hat on margin 9.8. one

45 Taxes for the year 1914, paid in full.

46 Taxes for the year 1915, now a lien.

47 Attention called to 4th Park and Boulevard Assessment for South Park District for which this property may be assessed.

48 Indianapolis, December 7, 1915.

We find no further conveyances nor unsatisfied encumbrances of Record on lot as described in caption, since date of August 18, 1914.

Search made in the recorders Office, the Tax Sale Records in the Auditors Office, the Tax Duplicates in the Treasurers Office, the Lis Pendens records of Complaints and Attachments, and Judgment Dockets of the Marion Circuit Superior and Probate Courts, also records of Street Alley Park and Sewer Improvement Assessments in the Treasurers Office, as certified by the City Comptroller, as said records and Dockets are now entered up.

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

MARION TITLE GUARANTY COMPANY

By [Signature] Manager

49
** 75584 **

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis; reference being made to the recorded Plat thereof as recorded in Plat Book No. 2 at page 86 in the Recorder's Office of Marion County, Indiana.

50
Prepared for Arsenal Building and Loan Association, since date of December 7, 1915.

51
There are no further conveyances.

MORTGAGE.

676. p. 345
Jan. 15, 1916
Recorded
Jan. 19, 1916.

Louis M. Golas and Clara Golas husband and wife to Arsenal Building and Loan Association, Lote 55 and 56 in McCarty's Subdivision of the East Half of Out Lot 120 in the City of Indianapolis. To secure a loan of \$1800.00 with certain dues and interest.

On margin of record appears the entry FULLY PAID AND SATISFIED. M. BROWN ABSTRACT CO. MAR.

52
Set on margin our g.D. 528 enc

ASSESSMENT.

221. p. 183
Approved
Nov. 13, 1916.

Louis M. and Clara Golas to Roadway in Illinois Street. Lot 55 as above: \$68.10 payable in 10 annual installments, with 6% interest payable semi-annually: One tenth of said principal sum being payable annually and the interest being payable in April and November of each year.

ALL INSTALLMENTS UP TO AND INCLUDING Nov 1916 PAID. By J.B. Williams, Assessor. As shown on record this assessment now PAID. M. BROWN ABSTRACT CO. MAR.

X 8d in full g.D.

First installment due and payable May 1917, paid.

Installments including No 1919 Paid. Attest L. T. G. & L. Co., by Fulson Sec. Treas.

Nov 1919 g.D.

54
Taxes for the year 1916 paid as to first installment; second installment not paid, payable in November 1917.

55
Taxes for the year 1917 now a lien, payable in May and November 1918.

PAID IN FULL M. BROWN ABSTRACT CO. MAR.

56

Indianapolis, May 12, 1917.

We find no further conveyances, nor unsatisfied encumbrances of record on Lot as described in caption, since date of December 7, 1915.

Search made in the Recorder's Office, the Tax Sale Records in the Auditor's Office, the Tax Duplicates in the Treasurer's Office, and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Superior, Circuit and Probate Courts; also Records of Street, Park, Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

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

MARION TITLE GUARANTY COMPANY

By *J. Williams* Manager

L

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book No. 2 at page 86 in the recorder's Office of Marion County, Indiana.

58

Prepared for Means & Buenting since date of May 12, 1917.

59

There are no further conveyances.

60

NOTICE OF MECHANIC'S LIEN.

97.p.476
May 28, 1917
Recorded
May 28, 1917

Dynes Pohlman Lumber Company
G. E. Pohlman,
versus
M. A. Detamore,
L. M. Golas,
Clara Golas.

On margin of record appears the entry
FULLY PAID AND SATISFIED.
L. M. BROWN ABSTRACT CO.

Notice of Mechanic's Lien.

East end Lot 55 in McCarty's Subdivision of East part of Out Lot 120 at South West corner of Ray and Illinois Street, Indianapolis, Indiana.
\$15.50.

61

Taxes for the year 1918, paid.

62
June 1919

Taxes for the year 1919, now due.

SINCE PAID
M. & C. Guaranty Company
By J. W. Walker, Manager

63

Indianapolis, Indiana, January 6, 1919.

From a search of the Records in the Recorder's office, tax sale records in the Auditor's office, current tax duplicates, and the record of street, alley, park and sewer improvement assessments in the Treasurer's office, as certified by the City Comptroller, and the Lis Pendens Records of complaints and attachments and judgment dockets of the Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up, we find no further conveyances, nor unsatisfied encumbrances of record on tract as described in Caption.

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

M. & C.
Compared with "E".

INDIANA TITLE GUARANTY & LOAN CO

[Signature]

64

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book No. 2 at page 86 in the Recorder's office of Marion County, Indiana.

65

Prepared for John R. Welch, since date of January 6, 1919.

66

There are no further conveyances.

Mechanic's Lien.

Misc. Record
116. p. 119
Dec. 6, 1920,
Recorded
Dec. 6, 1920.

Marion Paint Company,
to
Louis M. Golas, and
Clara Golas.

On margin of record appears the entry
FULLY PAID AND SATISFIED.
L. M. BROWN ABSTRACT CO.

Mechanic's Lien,
\$1134.
MAR.

On lot 55 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, said Subdivision being shown in Plat Book 2 page 86 in the Recorder's office of said County.

275. p. 258
Approved
Nov. 29, 1922.

7/10 Paid Installments to and including
date of 7/10/22 Paid, All subsequent payments to
with penalty May 1925 unpaid & Delinquent
Assessments.

Louis M. Golas, et ux,
Curb, etc., to
Ray Street.

May 1, 1922 unpaid & delinquent.
Record shows this assessment \$1100
paid inc. Nov. 1, 1926 installment.
L. M. BROWN ABSTRACT CO.

Lot 55 as above described assessed for \$21.93 payable in 10 annual installments with 6% per annum interest payable semi-annually, 1/10 of said principal sum being payable annually, and the interest payable in May and November of each year.

All installments paid up to and including November, 1923.

7/10 Paid Installments to and including
date of 7/10/22 Paid, All subsequent payments to
with penalty May 1925 unpaid & Delinquent
Assessment
BY William N. Welch
CHECKED TO 2-9-62
UNION TITLE COMPANY

277. p. 302
Approved
Jan. 3, 1923.

Louis M. Golas, et ux,
to
Walks in Ray Street.

Lot 55 as above described assessed for \$125.25 payable in 10 annual installments with 6% per annum interest payable semi-annually, 1/10 of said principal sum being payable annually, and the interest payable in May and November of each year.

All installments paid up to and including November, 1923.

7/10 Paid Installments to and including
date of 7/10/22 Paid, All subsequent payments to
with penalty May 1925 unpaid & Delinquent
Assessment
BY William N. Welch
CHECKED TO 2-9-62
UNION TITLE COMPANY
FULL COMPANY
Record shows this assessment \$125.25
paid inc. Nov. 1, 1927 installment.
L. M. BROWN ABSTRACT CO.

Comptroller, as said Records and Books of the
Board of Public Works or Park Board.
No search made for Judgments in the United States Circuit and District Courts at Indianapolis.

277. p. 366-367
Approved
Jan. 3, 1923.

✓ Louis M. Golas, and wife,
to
Supplementary Roll,
Pavement in Ray Street.

Lot 55 as above assessed for \$305.65 and Lot 16
as above assessed for \$58.78 in 10 annual installments
with 6% interest payable semi-annually; 1/10 of said
principal sum being payable annually and the interest
payable in May and November of each year.

✓ All installments paid up to and including
November, 1923.

Record shows this assessment 5/10
paid in Nov 1927
L. M. BROWN ABSTRACT CO. Assessment
BY [Signature] GENERAL MANAGER

70
5/10 for Nov 1927
g.d.

✓ Taxes for the year 1922, paid in full.

✓ Taxes for the year 1923, now a lien, payable in
May and November, 1924.

As shown of record these taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO.
BY [Signature] GENERAL MANAGER

74
75
76

73

Indianapolis, Ind., November 3, 1923.

We find no further conveyances nor unsatisfied encumbrances of
record on Lot as described in Caption.

Search made in the Recorder's Office, the Tax Sale Indexes in
the Auditor's Office, the Current Tax Duplicates in the Treasurer's
Office and the Lis Pendens Records of Complaints and Attachments and
Judgment Dockets of the Marion Superior, Circuit and Probate
Courts; also Records of Street, Alley, Park and Sewer Improvement
Assessments in the Treasurer's Office, as certified by the City
Comptroller, as said Records and Dockets are now entered up.

No search made as to pending improvements in the Office of the
Board of Public Works or Park Board.

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

E.C.

Manassas Title Guaranty Company
By [Signature] Manager

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

Prepared for John R. Welch, since date of November 3, 1923.

-1- There are no further conveyances.

-2- ✓ Taxes for the year 1923, not paid, payable in May and November 1924.

-3- ✓ Taxes for the year 1924, now a lien, payable in May and November 1925.

As shown on record these taxes are now FULLY PAID. M. BROWN ABSTRACT CO.

Indianapolis, Ind., March 12, 1924.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in Caption.

Search made in the Recorder's Office, the Tax Sale Indexes in the Auditor's Office, the Current Tax Duplicates in the Treasurer's Office and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Superior, Circuit and Probate Courts; also Records of Street, Alley, Park and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

No search made as to pending improvements in the Office of the Board of Public Works or Park Board.

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

E.F.

Marion Title Guaranty Company
By D. W. Wick Manager

17694

INDIANAPOLIS

1.

Continuation of Abstract of Title to Lots Numbered Fifty-five (55) and Fifty-six (56) in McCarty's Subdivision of the east part of Out Lot 120 of the Donation Lands in the city of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 86 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Fletcher Avenue Saving and Loan Association, since date of March 12, 1924.

Misc. Record.
148 page 69.
Apr. 7, 1924.
Recorded.
Apr. 8, 1924.

OF

STATE OF INDIANA, MARION COUNTY, SS:

Louis M. Golas and Clara Golas, being duly sworn on their oaths according to law depose and say that they are the owners of Lots 55 and 56 in McCarty's Subdivision of Out Lot 120 of the Donation Lands of the city of Indianapolis, that they were the grantees in a warranty deed conveying said real estate to them by Savina Stellwagen, a widow and unmarried, Josephine Risler, nee Stellwagen a widow and unmarried, Elizabeth Connelly, nee Stellwagen and John B. Connelly, her husband, Mary Girouh, nee Stellwagen, and Octav Girouh, her husband, that said grantors relinquished the possession of the small house in the rear of said lots known as 105 W. Ray Street before the first day of May 1912.

2.

ABSTRACTS

Further the affiants sayeth not.

Louis M. Golas, -----
(signed in foreign.)

Subscribed and sworn to before me, the undersigned a Notary Public, in and for said county and State this 7th day of April 1924.

Mae Judkins, (LS)
Notary Public.

My commission expires November 8th, 1925.

Deed Record
Town Lots.
714 page 437.
Apr. 7, 1924.
Recorded.
Apr. 8, 1924.

L. M. Brown Abstract Co.,

Louis M. Golas, and
Clara Golas, husband and wife,
to
Henry Dobrowitz, and
Morris Dobrowitz.

Warranty Deed.

3.

Lots 55 and 56 in McCarty's Subdivision of the east part of Out Lot 120 of the Donation Lands of the city of Indianapolis, as per plat thereof is Plat Book 2 page 86 of the Recorder's office of Marion County, Indiana.

Subject to all assessments for municipal improvements.

Subject also to the taxes for the year 1924, payable in the year 1925.

4. We find no further conveyances.

Mortgage Rec.
888 page 272.
Apr. 7, 1924.
Recorded.
Apr. 8, 1924.

INDIANAPOLIS

ENCUMBRANCES.

Henry Dobrowitz, and
Sarah Dobrowitz, his wife, and
Morris Dobrowitz, unmarried.

to *Bess Dobrowitz*

Fletcher Avenue Saving & Loan Association.

Lot 55 in McCartys Subdivision of the East part of Out
Lot 120 of the Donation Lands in the city of Indianapolis, as
per plat thereof in Plat Book 2 page 86 of the Recorder's
office of Marion County, Indiana. Also Lot 56 of said McCartys
Subdivision.

Securing the performance of a certain bond of even date
herewith in the sum of \$13,500.00 together with certain dues,
fines, etc., and ten per cent attorney's fees.

SATISFIED OF RECORD 11-9-27
Mortgage CO., INC.
ATTEST. UNION
W. H. ...
PRES. & GENL. MGR.

5.

TITLE

6.

OF

Taxes for the year 1927 assessed in the name of Henry &
Morris Dobrowitz, are due and payable the 1st Monday in May
and the 1st Monday in November of 1928.

May installment \$98.87.
November installment \$98.87.

ABSTRACTS

7.

Taxes for the year 1928, became a lien March 1st, and are
due and payable in May and November of the year 1929.

8.

L. M. Brown Abstract Co.,

Indianapolis, Indiana, March 19, 1928.

We find no further conveyances, nor unsatisfied
encumbrances filed within the period embraced in this
examination.

Searches made in the Recorder's office of Marion
County, including the Federal Tax Lien Index in said
office, the Lis Pendens records of complaints and
attachments, and the general Judgment dockets of the
Marion Circuit Court, of the Marion Superior Courts,
of the Probate Court of Marion County and of the Civil
Municipal Courts of Marion County as said records and
dockets are now entered up; the Auditor's indexes of
tax sales; the current tax duplicates and the dupli-
cates of unpaid municipal assessments, as same now ap-
pear in the hands of the Treasurer of Marion County
for collection.

L. M. BROWN ABSTRACT CO.

James E. ...

164283

CAPTION

-1-

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 86 in the office of the Recorder of Marion County Indiana.

Since March 19, 1928.

Prepared for: Fletcher Avenue Saving & Loan Association

-2-

ABTRACTOR'S NOTE:

We find no record of marriage of Morris Dobrowitz to Bess -- in the Clerk's Office of Marion County, Indiana.

-3-

Morris Dobrowitz died intestate December 11, 1935.

-1-VG

164283

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
106 page 37565

IN THE MATTER OF THE ESTATE OF MORRIS DOBROWITZ,
DECEASED.

-4-

August 3, 1936 Bond filed, Bess Dobrowitz
duly appointed and qualified as Administratrix
of the Estate of Morris Dobrowitz deceased.

Order Book 169 page 39.

(Letters issued by Clerk in vacation.)

August 22, 1936 Proof of notice of appoint-
ment filed.

September 1, 1936 Action of Clerk in issuing
letters of Administration in vacation approved by
Court.

Order Book 169 page 39.

May 1, 1937 Verified Petition to file final
report filed. Approved. Order Book 173 page
606.

May 1, 1937 Verified Final Report filed.

May 11, 1937 Proof of publication final
notice filed.

May 27, 1937 Proof of posting final notice
filed. Final Report approved, Estate closed
Order Book 170 page 602.

Final Report Record 101 page 573.

NOTE: Entry on final report reads in part
as follows: That all of decedent's Debts have
been paid and discharged; that said decedent left
surviving the following and only heir Bess Dob-
rowitz, wife.

That said decedent died the owner of the
following described real estate situated in Marion
County, Indiana, to-wit: An undivided one-half in-
terest in Lots 55, and 56 in McCarty's East Sub-
division of Out Lot 120 in the City of Indianapolis.

Also an undivided one-third interest in Lot 8
in Block 1, in Fleming's North Park Addition to the
City of Indianapolis, except part of the north end
thereof.

That at the time of the death of said decedent
the title to said real estate vested in the above
named sole heir, pursuant to statute.

That the assets of said estate consisted of
100 shares of common capital stock of Henry Dob-
rowitz & Sons, Incorporated, which said Administratrix
has assigned to herself individually as such sole heir
which assignment is now approved by the Court.

That an order has been duly entered authorizing
the settlement of said estate after the expiration of
six months from the completion of notice of the issuance
of letters herein.

That no gross income tax was payable upon said estate.

And the Court further finds that said estate has
been fully settled and administered upon as shown by
said report and vouchers filed therewith. That no
inheritance Tax was assessed against said estate.

NOTE: Schedule filed with Inheritance tax appraiser shows that
said decedent had a total gross estate of \$16,150.00 and that
real estate herein certified to was investigated for and that
inheritance Tax.

ATTORNEY AT LAW
BY *Willis A. Corral*
PRES. & GEN. MGR.

164283

Town Lot Record
972 page 432
Inst. #20292
June 19, 1937
Recorded
July 1, 1937

Bess Dobrowitz a widow and
unmarried
to
David Dobrowitz and
Samuel J. Dobrowitz

Quit Claim Deed
No U.S. Revenue
Stamp Attached

An undivided one-half interest in Lots 55
and 56 Out Lot 120 McCarty's East Sub. Indianapolis
Marion County, Indiana.

An undivided one-third interest in Lot 8 Block
1 Fleming's North Park Addition except part of the
North end thereof Indianapolis, Marion County, Indiana.

-5-

Town Lot Record
972 page 431
Inst. #20291
June 30, 1937
Recorded
July 1, 1937

Henry Dobrowitz (Signed
Henry (his x mark)
Dobrowitz, witness to
mark, Irving Goldstein)
and Sarah Dobrowitz (signature
illegible, witness Harry L.
Kupferberg) husband and
wife

Warranty Deed
U.S. Revenue Stamp
Attached

to
David Dobrowitz and
Samuel J. Dobrowitz

All and entirely the interest which the grantors
have, jointly and severally in the real estate des-
cribed as follows:

Lots 55 and 56 Out Lot 120 McCarty's East Sub.
Indianapolis, Marion County, Indiana.

Lot 8 Block 1 Fleming's North Park Addition
except part of the north end thereof, Indianapolis
Marion County, Indiana.

Subject to all existing liens and encumbrances
of whatever nature.

-6-

164283

Mortgage Record
1009 page 475
Inst. #12681
March 26, 1928
Recorded
March 27, 1928

Henry Dobrowitz (Signed:
Henry (his x mark)
Dobrowitz, . Witness to Mark:
Mae Judkins) and Sarah
Dobrowitz, his wife and
Morris Dobrowitz and Bess
Dobrowitz, his wife

Mortgage

SATISFIED OF RECORD 11-9-37
ATTEST, UNION TITLE CO., INC.
BY *William A. Loral*
PRES. & GENL. MGR.

-7-

to
Fletcher Avenue Saving
and Loan Association

Lots numbered 55 and 56 in McCarty's Sub-
division of the East part of Out Lot numbered
120 of the Donation Lands of the City of Indiana-
polis, as per plat thereof, recorded in Plat Book 2
page 86 in the office of the Recorder of Marion County
Indiana.

To secure the performance of a certain bond
of even date herewith in the sum of \$800.00 with
interest on said loan at the rate of 7% per annum
together with certain dues, fines, etc. with 10%
attorney's Fees.

Mortgage Record
1139 page 416
Inst. #20054
Aug. 7, 1935
Recorded
Aug. 9, 1935

Henry Dobrowitz (Signed
Henry (his x mark) Dob-
rowitz, witness to mark
Lora Weinberg) and Sarah
Dobrowitz his wife and
Morris Dobrowitz and
Bess Dobrowitz his
wife,

Mortgage

SATISFIED OF RECORD 11-9-37
ATTEST, UNION TITLE CO., INC.
BY *William A. Loral*
PRES. & GENL. MGR.

-8-

to
Fletcher Avenue Saving
and Loan Association

Lots numbered 55 and 56 in McCarty's Sub-
division of the East part of Out Lot numbered
120 of the Donation Lands in the City of Indiana-
polis, as per plat thereof recorded in Plat Book
2 page 86 in the office of the Recorder of Marion
County, Indiana.

To secure the performance of a certain bond
of even date herewith in the sum of \$500.00 with
interest on said loan at the rate of 7% per annum
together with certain dues, fines etc. and with
10% attorney's fees.

164283

Old Age Assistance
Search

-9-

Examination has been made as to the persons named under the heading of Judgment Search and for the period so specified under said search for liens shown by notices of Old Age Assistance filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare approved March 18, 1936.

We find none.

Judgment Search

-10-

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

Henry Dobrowitz

from March 19, 1928
to and including
July 1, 1937

Morris Dobrowitz

from March 19, 1928
to and including
December 11, 1935

Bess Dobrowitz

from October 9, 1927
to and including
July 1, 1937

and vs.

David Dobrowitz

and

Samuel J. Dobrowitz

for the 10 years last
past and against none
other.

164283

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #47744
August 2, 1933
Order Book
44 page 210

Dave Dobrowitz
vs
J. Solotken Co.
Judgment rendered vs plaintiff for costs.

-11-

SEE AFFIDAVIT SUBSEQUENT CONTINUATION

-12-

Taxes for the year 1931 on the personal and Corporation property of Dobrowitz & Son fixed by the State Tax Board and due and payable on or before the first Monday in May and the First Monday in November 1932. Special Tax Book 21 page 36.

General Tax Duplicate No. 012894

May installment \$56.50 paid.

November installment \$56.50

SINCE PAID IN FULL
WEST UNION TITLE CO. INC.
BY *W. H. ...*
PRES. & GENL. MGR.

-13-

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

General Tax Duplicate No. 73383 C-D
Indianapolis, Center Township

May installment \$86.27 paid.

November installment \$86.27 unpaid.

SINCE PAID IN FULL
WEST UNION TITLE CO. INC.
BY *W. H. ...*
PRES. & GENL. MGR.

-14-

Taxes for the year 1937 now a lien.

164283

GUARANTEED CERTIFICATE

-15-

STATE OF INDIANA }
COUNTY OF MARION } SS:

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

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

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

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

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

FOURTH That there are no liens for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 15 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 7 both inclusive.
Dated at Indianapolis, Indiana, October 13, 1937 8:00 A.M.

UNION TITLE COMPANY

By Willis N. Loyal
President and General Manager

-7-VG

VG 19

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Lincoln 8361, 8362
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



164283

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Fletcher Avenue Saving & Loan Association

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

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

The Indianapolis Division of the Southern District down to and including
October 6, 1937 8:00 A.M.

and
October 8, 1937 8:00 A.M.

Louis M. Golas
Clara Golas
Henry Dobrowitz
Morris Dobrowitz
Bess Dobrowitz
David Dobrowitz
Samuel J. Dobrowitz

Union Title Company
INCORPORATED

BY *Wilho N. Cwal*
PRES. & GENERAL MANAGER

215859

CAPTION

-1-

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Since October 13, 1937, 8 A.M.

Prepared for: Madison Avenue State Bank

Misc. Record
285 page 10
Inst. #34789
Nov. 4, 1937
Recorded
Nov. 8, 1937

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

David Dobrowitz of said county and state, being duly sworn upon his oath, deposes and says that he is a brother of Morris Dobrowitz, deceased, who died, intestate, a resident of Indianapolis, Marion County, Indiana, on December 11, 1935, the owner of an undivided $\frac{1}{2}$ interest in real estate in Marion County, Indiana, described as follows, to-wit:

Lots numbered 55 and 56 in McCarty's Subdivision of the east part of Out Lot numbered 120 in the city of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 86, in the office of the Recorder of Marion County, Indiana; that said decedent, Morris Dobrowitz, left surviving him his widow, Bess Dobrowitz and his father, Henry Dobrowitz, but no mother and no child or children or descendant or descendants of deceased child or children; that a record of the administration of the estate of said decedent, Morris Dobrowitz, is shown in Estate Docket 106 page 37565, in the Probate Court of Marion County, Indiana; that said estate in its entirety was administered in Marion County, State of Indiana, and all the assets of said estate were located entirely within the boundaries of the State of Indiana and were of an aggregate gross value of less than \$40,000.00.

And further affiant saith not.

David Dobrowitz

Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County and State this 4th day of November, 1937.

Mae Judkins (L.S.)

Notary Public

My commission expires November 9th, 1937.

215859

Misc. Record
285 page 11
Inst. #34791
Nov. 4, 1937
Recorded
Nov. 8, 1937

-3-

STATE OF INDIANA, COUNTY OF MARION, SS:

David Dobrowitz of said County and State, being duly sworn upon his oath deposes and says that he is one and the same person as David Dobrowitz who, with Samuel J. Dobrowitz, acquired title to the following described real estate in Marion County, Indiana, to-wit:

Lots numbered 55 and 56 in McCarty's Subdivision of the East part of Out Lot numbered 120 in the city of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 86, in the office of the Recorder of Marion County, Indiana; by deeds described as follows, to-wit:

Quit Claim deed executed on June 19, 1937 by Bess Dobrowitz, a widow and unmarried to David Dobrowitz and Samuel J. Dobrowitz and recorded on July 1, 1937, as instrument numbered 20292 in Town Lot Record 972 page 432, in the office of the Recorder of Marion County, Indiana.

Warranty Deed executed on June 30, 1937, by Henry Dobrowitz and Sarah Dobrowitz, husband and wife, to David Dobrowitz and Samuel J. Dobrowitz, and recorded on July 1, 1937, as instrument numbered 20291 in Town Lot Record 972 page 431, in the office of the Recorder of Marion County, Indiana; that affiant's attention has been called to the following judgment, to-wit:

Judgment rendered on August 2, 1933, versus plaintiff for costs in the Municipal Court of Marion County, Indiana, in cause numbered 47744 entitled Dave Dobrowitz versus J. Solotken, Co., being shown in Order Book 44 page 210, in the office of the Clerk of said County; that this affiant is not the same person as Dave Dobrowitz, judgment debtor in said cause; that this affiant was not served with process in said cause and had no information respecting same until his attention was called thereto recently; and that said judgment is not a judgment against this affiant and therefore is not a lien on the above described real estate.

And further affiant saith not.

David Dobrowitz

Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County and State this 4th day of November, 1937.

Mae Judkins (L.S.)

Notary Public

My commission expires: November 9th, 1937.

215859

Town Lot Record
980 page 214
Inst. #34786
June 19, 1937
Recorded
Nov. 8, 1937

Bess Dobrowitz,
a widow and unmarried
to
David Dobrowitz and
Samuel J. Dobrowitz

Quit Claim Deed
(U.S. Revenue
Stamp Attached)

An undivided one-half interest in Lots 55 and
56 Outlot 120 McCarty's East Sub. Indianapolis,
Marion County, Indiana.
(Also other real estate.)

-4-

Town Lot Record
980 page 215
Inst. #34787
June 30, 1937
Recorded
Nov. 8, 1937

Henry Dobrowitz and
Sarah Dobrowitz,
husband and wife,
to
David Dobrowitz and
Samuel J. Dobrowitz

Warranty Deed
(U.S. Revenue
Stamp Attached)

All and entirely the interest which the gran-
tors have, jointly and severally, in the real estate
described as follows:

Lots 55 and 56 in Out Lot 120 McCarty's East
Sub., Indianapolis, Marion County, Indiana.
(Also other real estate.)

Subject to all existing liens and encumbrances
of whatever nature.

-5-

Mortgage Record
1177 page 77
Inst. #34793
Nov. 4, 1937
Recorded
Nov. 8, 1937

David Dobrowitz and
Esther Dobrowitz,
his wife, and
Samuel J. Dobrowitz,
unmarried
to

Mortgage

SATISFIED OF RECORD 7-29-41
ATTEST. UNION TITLE CO

William J. Coral
PRES. & GEN. MGR.

Fletcher Avenue Saving
and Loan Association

Lots 55 and 56 in McCarty's Subdivision of
the East part of Out Lot 120 in the City of Ind-
ianapolis, as per plat thereof, recorded in Plat
Book 2 page 86 in the office of the Recorder of
Marion County, Indiana.

-6-

Sat 7/29/41
[Signature]

215859

To secure the performance of a certain bond of even date herewith in the sum of \$5700.00 with interest on said loan at the rate of 6% per annum, together with certain dues, fines, etc. and with 10% attorney's fees.

Old Age Assis-
tance Search

-7-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 18, 1936.

We find none.

Judgment Search

-8-

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

David Dobrowitz
and
Samuel J. Dobrowitz

from October 13, 1937,
8 A.M. to date and
against none other.

215859

-9-

Taxes for the year 1940 on the real estate for which this abstract is prepared are assessed in the name of David and Samuel J. Dobrowitz and are due and payable on or before the first Mondays in May and November of 1941.

General Tax Duplicate No. 151064-5, C - D, Indianapolis, Center Township, Parcel No. 17457-8.

May installment \$92.93 paid.

November installment \$92.93 unpaid.

-10-

Taxes for the year 1941 now a lien.

215859

GUARANTEED CERTIFICATE

-11-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 11 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 6 both inclusive.
Dated at Indianapolis, Indiana, July 10, 1941, 8 A.M.

UNION TITLE COMPANY

By W. H. N. Carol
President and General Manager

-6-

EC

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



215859

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Madison Avenue State Bank

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

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

July 2, 1941, 8 A.M.

and

The Indianapolis Division of the Southern District down to and including

July 7, 1941, 8 A.M.

David Dobrowitz

Samuel J. Dobrowitz

Union Title Co.

INCORPORATED

BY *William H. Corral*
PRES. & GENL. MGR.

EC

216697

CAPTION

-1-

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Since July 10, 1941, 8 AM.

Prepared for: Madison Avenue State Bank

Town Lot Record
1066 page 243
Inst. #34679
July 23, 1941
Recorded
July 23, 1941

David Dobrowitz and
Esther Dobrowitz,
his wife and
Samuel J. Dobrowitz and
Belle Dobrowitz,
his wife

Warranty Deed
(No U.S. Revenue
Stamp Attached)

-2-

to
Joseph Perry Davis
Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 Page 86 in the office of the Recorder of Marion County, Indiana.

This deed is being executed for the sole purpose of re-conveying this real estate to Esther Dobrowitz and Belle Dobrowitz.

Town Lot Record
1066 page 244
Inst. #34680
July 23, 1941
Recorded
July 23, 1941

Joseph Perry Davis,
unmarried
to
Esther Dobrowitz and
Belle Dobrowitz

Warranty Deed
(No U.S. Revenue
Stamp Attached)

-3-

Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 Page 86 in the office of the Recorder of Marion County, Indiana.

216697

Subject to all liens and encumbrances.
This deed is being executed for the sole purpose of re-conveying this real estate to Esther Dobrowitz and Belle Dobrowitz.

Mortgage Record
1255 page 100
Inst. #34681
July 23, 1941
Recorded
July 23, 1941

Esther M. Dobrowitz and
David Dobrowitz,
her husband and
Belle Dobrowitz and
Samuel J. Dobrowitz,
her husband

Mortgage

SATISFIED OF RECORD 8-7-45
ATTEST, UNION TITLE CO.
BY *Albert M. Bual*
PRESIDENT

-4-

to
Madison Avenue State Bank

Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2 Page 86, in the office of the Recorder of Marion County, Indiana.

To secure the payment when the same shall respectively become due of one promissory note dated July 23, 1941, for \$4300.00 bearing interest at the rate of 5% per annum to maturity and 8% per annum after maturity, with interest payable monthly and attorney's fees, due in five years after date.

The makers of said note further agree to pay the mortgagee the sum of \$50.00 per month, each installment due and payable on the 23rd day of each and every month after date hereof, and to make payment of the balance due at the end of five years.

Old Age Assistance Search

-5-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 18, 1936.

We find none.

216697

Judgment Search

-6-

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

David Dobrowitz
and
Samuel J. Dobrowitz,

from July 10, 1941,
8 A.M. to and including
July 23, 1941

and vs
Esther (M.) Dobrowitz
and
Belle Dobrowitz

for the 10 years last past
and against none other.

-7-

Taxes for the year 1940 on the real estate for which this abstract is prepared are assessed in the name of David & Samuel J. Dobrowitz and are due and payable on or before the first Mondays in May and November of 1941.

General Tax Duplicate No. 151064--5, C, D, Indianapolis, Center Township, Parcel No. 17457-8.

May installment \$92.93 paid.

November installment \$92.93 unpaid.

SINCE PAID IN FULL
ATTEST: UNION TITLE CO.
Albert M. B.
PRESIDENT

-8-

Taxes for the year 1941 now a lien.

216697

GUARANTEED CERTIFICATE

-9-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 9 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 4 both inclusive.
Dated at Indianapolis, Indiana, July 25, 1941, 8 A.M.

UNION TITLE COMPANY

By *Willis A. Bond*
President and General Manager

-4-

EC

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



216697

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Madison Avenue State Bank

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including July 23, 1941, 8 A.M. and
The Indianapolis Division of the Southern District down to and including July 24, 1941, 8 A.M.

David Dobrowitz

Samuel J. Dobrowitz

Esther Dobrowitz

Esther M. Dobrowitz

Belle Dobrowitz

UNION TITLE CO.

BY *Willis M. Carol*
PRES. & GENL. MGR.

EC

368688

CAPTION

-1-

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Since July 25, 1941, 8 A. M.

Prepared for: David Dobrowitz

Old Age Assistance Search

-2-

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

Judgment Search

-3-

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

Esther Dobrowitz
Esther M. Dobrowitz
and
Belle Dobrowitz

from July 25, 1941
8 A.M. to date and
against none other.

368688

-4-

Taxes for the year 1948 on the Real Estate for which this Abstract is prepared are assessed in the name of Esther and Belle Dobrowitz, and are due and payable on or before the first Mondays in May and November of 1949.

General Tax Duplicate No. 322241-2, C-D, Indianapolis, Center Township, Parcel Nos. 17457-8.

May Installment \$152.43 Paid.

November Installment \$152.43 Unpaid.

SINCE PAID IN FULL
ATTEST. SINGLY TITLE CO.
BY *Wm Stone*
PRESIDENT

62.86
89.57
152.43

-5-

Taxes for the year 1949 now a lien.

SINCE PAID IN FULL
ATTEST. SINGLY TITLE CO.
BY *Wm Stone*
PRESIDENT

ZONING

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

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940.

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

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

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

Eight Classes of Area Districts, Class AAA, 30,000 square feet per family; Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

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

The real estate herein abstracted appears in Use District, Class U-3; Height District, Class H-1 and Area District, Class A-4; all as shown by said Ordinance and on the Zoning Map of the City, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

October 24, 1949. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the Real Estate described in the caption hereof.

368688

GUARANTEED CERTIFICATE



-8-
STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.
Dated at Indianapolis, Indiana, November 4, 1949, 8 A. M.

UNION TITLE COMPANY

by... *Albert M. Bush* ...
President

-4- MN

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

368688

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: David Dobrowitz

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

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

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

November 2, 1949, 8 A. M. and

The Indianapolis Division of the Southern District down to and including

November 3, 1949, 8 A. M.

Esther Dobrowitz
Esther M. Dobrowitz
Belle Dobrowitz

UNION TITLE CO.

BY *Albert M. Bush*
PRESIDENT

MN

677819

CAPTION

-1-

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana. Since November 4, 1949, 8 A.M.

Prepared for: Jacob Alinikoff

Town Lot Record
1361 Page 75
Instr #104
Dec. 27, 1949
Recorded
Jan. 3, 1950

Esther Dobrowitz and
David Dobrowitz, her husband
and Belle Dobrowitz, an
unmarried adult
to
Jacob Alinikoff and
Catherine Alinikoff,
husband and wife

Warranty Deed
(U. S. Revenue
Stamp Attached)

-2-

Lots numbered 55 and 56 in McCarty's Subdivision of the East part of Outlot numbered 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Free and clear of all liens and encumbrances except taxes for 1949, due and payable in May and November, 1950, and all taxes thereafter.

Proper Citizenship Clause is attached.

-3-

Katie Alinikoff died testate November 26, 1961.

Will Record
A-62 page 400
Probated
Jan. 5, 1962

-4-

LAST WILL AND TESTAMENT OF KATIE ALINIKOFF, DECEASED.

I, Katie Alinikoff, of the City of Indianapolis, Marion County, Indiana, pursuant to agreement of even date with my husband, Jacob Alinikoff, do hereby make, publish and declare this to be my Last Will and Testament, and do hereby revoke all former Wills and codicils thereto that have been made by me heretofore.

ITEM I. I will and direct that the expenses of my just debts and funeral expenses be first paid out of my estate. I further direct my Executor to pay all Estate and Inheritance taxes.

ITEM II. I give, devise and bequeath all the rest and residue of my estate, either real, personal or mixed, to my beloved husband, Jacob Alinikoff, in fee simple, absolute and forever, with the following exception: (a) My said husband shall have only a life estate in the real estate and residence known as 1226 Union Street, Indianapolis, Indiana, or any successor residence which we might have, with the remainder in fee to be given to my three sons: Milton Bohard, Samuel Bohard and Robert Bohard, share and share alike, or to the survivor or survivors.

ITEM III. If my said husband does not survive me, I give our residence, or any successor residence, in fee simple to my three sons as above described, and I further direct that the rest of my estate shall be divided into two equal parts, and I give, devise and bequeath one-half of said estate to the children by a prior marriage of my husband, Jacob Alinikoff, to-wit: Herman Alinikoff, Bessie Mayer, Fannie Zatooff share and share alike.

The other one-half of said estate, I give, devise and bequeath to my three sons by a prior marriage, to-wit: Milton Bohard Samuel Bohard, Robert Robard share and share alike.

In the event any of said children predecease both my husband and myself, leaving surviving issue, the share of such deceased child shall go to his or her surviving issue, share and share alike. In the event any of such children predecease both my husband and myself and leave no surviving issue, then his or her share shall go to his or her, surviving brothers, brother and sister, or sisters, as the case may be, share and share alike.

ITEM IV. In the event my said husband, Jacob Alinikoff, and I should die as the result of the same common accident or calamity, then, notwithstanding there is or may be sufficient evidence that I predeceased my said husband, if the death of my said husband shall, in fact, occur within 30 days after my death, this Will shall be construed as if my said husband has not survived me.

ITEM V. I hereby nominate and appoint my husband, Jacob Alinikoff, as Executor of this, my Last Will and Testament.

677819

If my said husband should predecease me or should be unable to serve as such Executor, then I name and appoint my son, Milton Bohard, as Executor in his place and stead.

In Witness Whereof, I have hereunto set my hand at the City of Indianapolis, Indiana, this 17th day of March, 1953.

Katie Alinikoff

On this 17th day of March, 1953, the above named Testatrix, Katie Alinikoff, signed, sealed, published, declared and acknowledged the foregoing instrument to be her Last Will and Testament, in the presence of each of us, and we, in her presence and at her request and in the presence of each other, have hereunto subscribed our names as attesting witnesses.

Witness	Address
Clayton F. Harger	389 N. Ohio St. Martinsville, Ind.
Irving L. Fink	5445 N. Park Drive, Indianapolis, Indiana.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
E62-77

IN THE MATTER OF THE ESTATE OF KATIE ALINIKOFF, DECEASED.
January 5, 1962. Will probated in open Court
and ordered spread of record.
Order Book 561 page 162.

-5-

Old Age Assistance
Search

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

-6-

677819

Juvenile Court
Search

-7-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.
Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Judgment Search

-8-

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

Jacob Alinikoff
and
Katie Alinikoff
or
Catherine Alinikoff,
jointly and
not individually

from February 7, 1952
to and including
November 26, 1961

and vs

Jacob Alinikoff

for the 10 years
last past and
against none other.

-9-

Taxes for the year 1959 and prior years paid in full.

-10-

Taxes for the year 1960 on the real estate for which this abstract is prepared are assessed in the name of Jacob & Catherine Alenikoff and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 320711-12, A-B, Indianapolis Center Township, Parcel No. 17457-8.

May Installment \$277.55 Paid.

November Installment \$277.55 Paid.

Assessed Valuation:

Land \$660.00 Improvements \$6,510.80 Exemption (None)

Taxes for the year 1961 now a lien.

-4- dkr

SINCE UNDERWRITTEN IN FULL
ATTERT. UNDERWRITERS CO.
BY *[Signature]*
PRESIDENT

-11-

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

-12-

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

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

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

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

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

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

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

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

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

Where no such lines are established, from set-back line shall be equal to $\frac{1}{3}$ of the average depth of the lot up to 50 feet, with minimum of 20 feet.

At least 20 per cent of average width of lot shall be devoted to side yards, up to total of 16 feet, minimum side yard 4 feet.

In case of apartment house, or in case of any building more than 2 $\frac{1}{2}$ stories high, such least dimension shall be not less than $\frac{1}{6}$ of height of building.

At least 15 per cent of average depth of lot shall be devoted to rear yard, up to 30 feet, (computed to center of alley.) For building other than dwelling house, least dimension of rear yard shall be not less than $\frac{1}{2}$ of height of building. Accessory building not more than 15 feet high may occupy up to 40 per cent of rear yard area. In case of two or more family dwelling, accessory building shall be at least 25 feet from main building on interior lot or 15 feet on corner lot.

Every building used for dwelling purposes shall have front yard directly abutting on public street, with building lines, yards, and areas conforming to requirements.

Garages. Private garage shall not provide storage space for more than one motor vehicle for each 2000 square feet of lot area in U1 district, or 500 square feet in U2 district.

677819

Non-Conforming Uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance by not conforming thereto, shall be deemed to be a non-conforming use, which shall be permitted to continue, but which shall not be extended. In case of abandonment or destruction such non-conforming use shall not be renewed.

The City plan commission is hereby constituted and continued, without any lapse, (as so provided by Section 22 of General Ordinance No. 114, 1922, which section was reordained by the same section of General Ordinance No. 104, 1950, herein restated and reordained as amended), as the board of zoning appeals of this city with all powers conferred thereon pursuant to law and by this chapter. Such commission and board, in addition to the continuance of any existing rules and regulations adopted by either thereof, may from time to time amend, change and supplement the same, as needed to administer all statutes and this chapter, or any later ordinances, relating to their respective powers and duties.

The common council may from time to time, on petition, after public notice and hearing, amend, supplement, or change the districts and regulations herein established.

This certificate is a synopsis only of the general provisions. For specific details, reference should be had to the complete text of the ordinance.

The real estate herein abstracted appears in Use District, Class U-3 ; Height District, Class H-1 ; and Area District, Class A-4 ; all so shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

677819

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-A0-4

O R D I N A N C E

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

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-A0-2

677819

ORDINANCE

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

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

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

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

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

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

677819

For purposes of this section, "additional floor area" shall include basement or other floor area (exclusive of garage area, carports and open porches, and excepting "minimum main floor area") measured within the outer face of exterior walls and under the roof of a dwelling house; provided however that:

- (1) At least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and
- (2) Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area".

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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

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

-13-

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

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

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

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

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

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

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

Effective March 28, 1957.

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

-14-

January 26, 1962. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

677819

GUARANTEED CERTIFICATE

-15-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 15 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 12 both inclusive.
Dated at Indianapolis, Indiana, February 13, 1962, 8 A.M.

UNION TITLE COMPANY

by Marion E. Stonecipher
President

-12- dkr

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

677819

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: **Jacob Alinikoff**

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

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

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

February 7, 1962, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

February 8, 1962, 8 A.M.

Jacob Alinikoff

Katie Alinikoff

Catherine Alinikoff

UNION TITLE CO.

BY *William E. Stone*
PRESIDENT

D.R.

64-24103A

CAPTION

-1-

Continuation of Abstract of Title to Lots 55 and 56 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana. Since February 13, 1962, 8 A.M.

Prepared for: Jacob Alinikoff

Old Age Assistance Search

-2-

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

Juvenile Court Search

-3-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.
Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

64-24103A

Uniform Commercial Code Search has been made of the records in the Office of the Recorder of Marion County, Indiana, which search discloses no financing statements as required by the Uniform Commercial Code (Chapter 317, 1963 Acts of Indiana General Assembly) with respect to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except NONE.

-4-

Judgment Search

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

-5-

Jacob Alinikoff

from February 13, 1962,
8 A.M. to date and
against none other.

-6-

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

-7-

Taxes for 1963 payable 1964 in name of Jacob and Catherine Alenikoff.

Duplicate No. 324767, A-B, Indianapolis Center Township, Code No. 1-01, Parcel No. 17457-8.

May Installment \$219.32 Paid on Parcel 17458,
\$181.45 Unpaid on parcel 17457.

November Installment \$413.58 Unpaid.

Assessed Valuation:

Land \$790.00 Improvements \$8450.00 Exemptions (None)

-8-

Taxes for 1964 now a lien in name of Jacob and Catherine Alenikoff.

-9-

September 25, 1964. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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