

65 68473

Chick

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 44

This Indenture Witnesseth, That *KATE GREENBERG (ADULT FEMALE UNMARRIED)*

of *MARION* County, in the State of *INDIANA*

Convey and Warranty to

the STATE OF INDIANA for and in consideration of

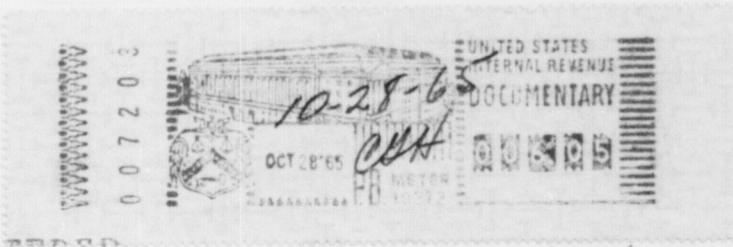
FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$5500.00) Dollars,

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

14 FEET BY PARALLEL LINES OFF THE ENTIRE NORTH SIDE OF LOT 27 AND 14 FEET BY PARALLEL LINES OFF THE ENTIRE SOUTH SIDE OF LOT 28 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118 IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGES 253 AND 254, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. ALSO A 5-FOOT STRIP OF LAND LYING EAST OF AND ADJACENT TO THE NORTH 14 FEET OF SAID LOT 27 AND ADJACENT TO THE SOUTH 14 FEET OF SAID LOT 28, BEING A PART OF UNION STREET HERETOFORE VACATED.



RECEIVED FOR RECORD
1965 DEC 27 AM 9:04
MARCIA M. HAYTHORNE
RECORDER OF MARION COUNTY



DULY ENTERED FOR TAXATION

DEC 27 1965

John T. Sutton
COUNTY AUDITOR

6.05
Paid by Warranty No. *A 75761*
Dated *12-8-65* 19*65*

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

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

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

910
10-28-65 In Witness Whereof, the said *KATE GREENBERG (ADULT FEMALE UNMARRIED)* has hereunto set her hand and seal, this *28th* day of *October* 19*1965*

.....(Seal).....*Kate Greenberg*.....(Seal)
.....(Seal).....*KATE GREENBERG (ADULT FEMALE UNMARRIED)*.....(Seal)
.....(Seal).....
.....(Seal).....
.....(Seal).....
.....(Seal).....

910
11-18-65

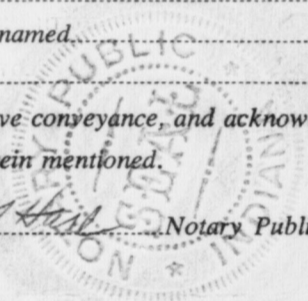
MEH 65 68473 This Instrument Prepared by *R. L. FIDLER* 4/13/65

NOV 28 1965

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

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

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 28th
day of OCTOBER, A. D. 1965; personally appeared the within named
KATE GREENBERG (ADULT FEMALE UNMARRIED)
..... Grantor in the above conveyance, and acknowl-
edged the same to be HAR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires JANUARY 1969 Chadwick G. Hall Notary Public
Chadwick G. Hall



WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this

day of, 19.....

at o'clock m, and

Recorded in Book No. 68473 page

Recorder County

Duly entered for taxation this 65

day of 19.....

DUTY ENTERED

Auditor County

John T. Johnson
COUNTY AUDITOR

Division of Land Acquisition
Indiana State Highway Commission



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

December 16, 1965 19

To Kate Greenberg
 % Max Klezmer Attorney at Law
 Board of Trade Building
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-75760 12-08-65 19
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated October 28, 1965 Parcel 44	5000.00
Bal 500.00	

PLEASE RECEIPT AND RETURN

Received Payment: 5,000; 500 Balance

Date: Dec 21 65

Kate Greenberg

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

December 16, 1965 19

To Kate Greenberg
% Max Klezmer Attorney At Law
Board of Trade Bldg.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-75761 12-08-1965
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>October 28, 1965</i> Parcel 44 Escrow	500.00

PLEASE RECEIPT AND RETURN

Received Payment:

Date:

Check for 500.00 State Highway by Max Klezmer
12/16/65

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(S2)
Parcel No. 44
Road I-70
County Marion
Owner Kate Greenberg
Address 10265 Union St
Address of Appraised Property: Pans e

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

1. I have personally checked all Comparables and concur in the determinations made. yes
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. 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 June 28, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of May 27, 1965 (Date):

- (a) The fair market value of the entire property before the taking is: \$ 5,500.00
- (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 \$ 5,500.00

(1) Land and/or improvements	\$ <u>5,500.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>5,500.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>6-29-65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>6-29-65</u>	<u>[Signature]</u>

NGS

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

AFFIDAVIT

STATE OF INDIANA)
MARION COUNTY) SS

KATE GREENBERG being duly sworn upon ~~(his)~~
(her) oath says that ~~(he)~~ (she) is OVER 21 years of age and knew in
~~(his)~~ (her) lifetime _____, -deceased,
~~and knows that said decedent died~~ HYMAN LOGANOFSKY AND
DORA LOGANOFSKY AND THAT THEY REMAINED MARRIED
CONTINUOUSLY FROM DECEMBER 1, 1926 UNTIL THE
DEATH OF HYMAN LOGANOFSKY, INTESTATE, SEPTEMBER 26, 1948.

Kate Greenberg

Subscribed and sworn to before me this 28th day of OCTOBER, 1965

Chadwick Hall
Notary Public

My commission expires JANUARY 1969

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 - ⁽⁷⁾ one copy to property owner.

BUYERS REPORT

PROJECT _____ PARCEL # PARCEL 44
I 70-3(52)
OWNER KATH GREENBERG PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER _____

DATE ASSIGNED _____

DATE OF CONTACT _____

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT _____

MRS ROBERT GREENBERG
CALLER

10-14-65

OFFER \$ _____

SENT PRIVATE APPRAISAL
LETTER TO
MRS Robert Greenberg

DETAIL CONTACT* _____

ACTION TAKEN** _____

SIGNED _____

* 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

BUYERS REPORT #

PROJECT # I70-3 (52) PARCEL # 44 COUNTY MARION

NAME & ADDRESS OF OWNER KATE GREENBERG

PHONE #

NAME & ADDRESS OF PERSON CONTACTED MAX KLEZMER ATTY

607 Bldg of TRADE BLDG

PHONE #

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

DATE ASSIGNED 7-6-65 DATE OF CONTACT 7-27-65

OFFER \$ 5500⁰⁰ TIME OF CONTACT 10:30

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: SUBJECT PROPERTY AT 1026 SOUTH UNION
MET WITH MR KLEZMER - DISCUSSED ALL PHASES
MADE OFFER. MR KLEZMER WILL DISCUSS THIS WITH
MRS GREENBERG.

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

Distribution Made

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

CHAD HALL

ME 3-6630

Room 1105

STATE OFFICE BLDG

Chadwick
(S)

all

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

1026 Union St

*1105 State Office
Bldg
at m Bower*

Owners Policy No. 65-5012-0

Amount \$ 15,000.00

Mortgage Policy No. _____

Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged or leased by the party or parties hereinafter named, joined by their respective spouses; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and title evidence furnished certifying same, a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of.

No liability will be assumed by the Company under this certificate unless the premium is paid.

This certificate shall not be binding until it shall have been signed by an authorized officer or agent of the Union Title Company.

Dated as of March 19, 1965, 8 A. M.

[Signature]
Authorized Officer or Agent
Assistant Vice-President

Name of party or parties in whom title is vested:

KATE GREENBERG

Description of Premises:
State of Indiana, County of Marion:

14 feet by parallel lines off the entire North side of Lot 27 and 14 feet by parallel lines off the entire south side of Lot 28 in Margaret McCarty's Subdivision of Out Lot 119 and the west part of Out Lot 118 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1 pages 253 and 254, in the Office of the Recorder of Marion County, Indiana.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964 in name of Kate Greenberg.
Duplicate #362572, I-Center Township, Code #1-01, Parcel #42643.
May \$33.13 paid; November \$33.13 paid;
Taxes for 1964 payable 1965 unpaid in name of same.
Taxes for 1965 payable 1966 now a lien.
7. It should be shown that Hyman Loganofsky and Dora Loganofsky, remained married continuously from December 1, 1926 until the death of Hyman Loganofsky, intestate, September 26, 1948.

Note: Zoned U-2; H-1; A-4.