

67-42764

ADMINISTRATRIX'S  
**WARRANTY DEED**

Project 1-70-3(52)  
Code 0536  
Parcel 198

*Wagner*

This Indenture Witnesseth, That HONORINE A. WAGNER, as Administratrix of the Estate of SOPHIA M. KRUEGER, Deceased, by order of the Probate Court of Marion County, Indiana, entered in Order Book 769 on the records of said Court, on page                      ~~dated of June 6, 1967~~ of                      ~~County in the State of~~                      Conveys and Warrants to

the STATE OF INDIANA for and in consideration of the sum of Fourteen Thousand and no/100 (\$14,000.00) / Dollars,

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

LOTS 73 AND 74 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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

Paid by Warrant No. A-166731

Dated 8-11 1967



15.40

DULY ENTERED  
FOR TAXATION

084156 SEP-7 '67

*John T. Sutton*  
COUNTY AUDITOR

RECEIVED FOR RECORD  
1967 SEP -7 AM 9:34  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

EXAMINED AND APPROVED IN OPEN COURT  
June 8, 1967  
*Ronald L Baker*  
Commissioner of the Probate Court  
of Marion County Indiana

WAB  
6-30-67

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

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

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

In Witness Whereof, the said HONORINE A. WAGNER, as Administratrix of the Estate of Sophia M. KRUEGER, DECEASED, has hereunto set herhand and seal, this 8th day of June 1967.

(Seal) Honorine A. Wagner (Seal)  
HONORINE A. WAGNER, as Administratrix of the  
Estate of Sophia M. Krueger, deceased (Seal)  
(Seal) (Seal)  
(Seal) (Seal)  
(Seal) (Seal)

JAF

67-42764

This Instrument Prepared by S. W. BURRELL 6-13-66

*M. H. Wilson*  
JUL 26 1967

67-42764

STATE OF INDIANA, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 8th

day of June, A. D. 1967, personally appeared the within named

HONORINE A. WAGNER, AS ADMINISTRATRIX OF THE ESTATE OF SOPHIA KRUEGER, DECEASED

Grantor in the above conveyance, and acknowledged the same to be her voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires Dec. 9-1967

Warren L. Hooten Notary Public  
WARREN L. HOOTEN

Consolidated Finance

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 198, Project No. T-70-3-52) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration thereof as directed in claim voucher providing for payment for said deed, this 28 day of Aug, 1967.

(Seal) Consolidated Finance Corp. (Seal)  
(Seal) By: Vana Wilson Mohr (Seal)  
State of Indiana )  
County of Marion ) SS:

Personally appeared before me Vana Wilson Mohr above named and duly acknowledged the execution of the above release the 28 day of Aug, 1967.

Witness my hand and official seal.  
My commission expires May 1969

John Lulu  
Notary Public  
John Lulu

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 198, Project No. T-70-3-52) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration thereof as directed in claim voucher providing for payment for said deed, this 28 day of Aug, 1967.

(Seal) United States of America (Seal)  
(Seal) by Patrick J. Barton and US DA. (Seal)  
as assignees of Judgments (Seal)  
by Merchants Nat. Bldg. & Loan Co.  
County of Marion ) SS: Claim Encl. Docket 664 - Page 332

Personally appeared before me Patrick J. Barton above named and duly acknowledged the execution of the above release the 28 day of Aug, 1967.

Witness my hand and official seal.  
My commission expires May 1969

John Lulu  
Notary Public  
John Lulu

State Highway 38









## INDIANA STATE HIGHWAY COMMISSION

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

August 18, 1967 19

To Honorine A. Wagner, Administratrix of the estate of  
 Sophia M. Krueger, deceased  
 Honorine A. Wagner  
 Shelby Street Federal Savings and Loan  
 Consolidated Finance Corporation  
 1042 S. Senate Avenue  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-166731 8-11 19 67  
 in settlement of the following vouchers:  
 Transmittal #68-61

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>198</u> as per Grant/Warranty Deed, Dated <u>6-23-67</u>	\$14,000.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

*Honorine A. Wagner*

Date

8-28-67

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 198  
Road I-70  
County Marion  
Owner H. Wagner and F. Terrell  
Address 1042 S. Senate  
Address of Appraised Property:  
1038 and 1042 S. Senate

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

- |  |                             |
|--|-----------------------------|
| 1. I have personally checked all comparables and concur in the determinations made.  | <u>Yes - see supplement</u> |
| 2. Planning and Detail Maps were supplied appraisers.  | <u>Adv. Acq.</u>            |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered.  | <u>Yes</u>                  |
| 4. Necessary photos are enclosed.  | <u>Yes</u>                  |
| 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. | <u>Yes</u>                  |
| 6. Plats drawn by the appraisers are attached.   | <u>Yes</u>                  |
| 7. I have personally inspected the Plans.  | <u>Yes</u>                  |
| 8. I have personally inspected the site and familiarized myself with the parcel on...  | <u>12-14-66</u>             |
| 9. The computations of this parcel have been checked and reviewed.   | <u>Yes</u>                  |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.                                      | <u>Yes</u>                  |

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

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

It is my opinion as of Dec. 14, 1966 :  
(Date)

Estimate of Appraisers:

	By: <u>Brown</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>13,750</u>	\$	\$ <u>14,000</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>— 0 —</u>	\$	\$ <u>— 0 —</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>13,750</u>	\$	\$ <u>14,000</u>
(1) Land and/or improvements	\$ <u>13,750</u>	\$	\$ <u>14,000</u>
(2) Damages	\$ <u>— 0 —</u>	\$	\$ <u>— 0 —</u>
(3) Less non-compensable items	\$ <u>— 0 —</u>	\$	\$ <u>— 0 —</u>
(4) Estimated Total Compensation	\$ <u>13,750</u>	\$	\$ <u>14,000</u>

Approved	Date	Signed
Rev. Appr.	<u>12-14-66</u>	<u>Phillip J. York</u>
Asst. or Chief Appr.	<u>12-22-66</u>	<u>Jay D. Luse</u>

*acting*



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 20 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophia Krueger - estate  
1038-1042 S. Senate Ave - Indpls.

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Carl & Honorine Wagner  
1042 S. Senate

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 12-29-67

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

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

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

REMARKS: Called at subject residence and received signatures  
on new Pl Doucher of  
Honorine A. Wagner, Administrative  
Honorine A. Wagner, individual  
Carl J. Wagner, husband of Honorine.  
They requested if special attention could be shown in processing  
payment as they have a house purchase Commitment good  
till July 28, and also because of damage occurring in  
1038 S. Senate, by prowlers whom they can't always chase away  
and which is causing a nervous condition in Mrs. Wagner.

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

Distribution Made

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

Warren Hooten  
Kurt Waldon (Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 19 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophia Krueger - Estate

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 6-29-67

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

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

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

REMARKS:

10<sup>15</sup> A.M. Personally called on Harriette Coun, attorney for the estate. Miss Coun was familiar with the Mer. Natl Bank judgement and the pay off by F.H.A. Home Imp. She phoned the Fed. atty, Edward J. Kelly, 246 Federal Bldg., ph 633-7581, and learned that Mr. Kelly can sign the Q. Voucher. An appt was made for 2/2<sup>30</sup> P.M. 2<sup>30</sup> P.M. In office of Edward Kelly, received his signature to Claim Voucher.

10<sup>15</sup> A.M. Miss Coun, estate atty, agreed to furnish an affidavit showing that all items (1-2-3) in Title Binder, section "H", will be paid or have been paid, and that she will have paid receipts of 67A and 67B taxes, at time of closing.

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

Distribution Made

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

W. Hooten

(Signature)

K. Waldon



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 18 COUNTY Marion PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophia Krueger - estate  
1038-1042 S. Senate Ave - Indpls, Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 6-29-67

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

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

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

REMARKS: 9:30 A.M. Personally called at office of Gale Graber, attorney for Consolidated Finance. Mr. Graber studied court papers and approved request for Cl. Voucher signature. He phoned Coa. Fin Corp. - George W. Payne, Mgr. - and instructed him to sign.

11:45 A.M. Secured signature of George Payne on Cl. Voucher

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

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

Warren Hooten  
(Signature)  
Kurt Waldon

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 17 COUNTY Merion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophie Krueger - estate

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 6-28-67

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 4:30 P.M.

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

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

REMARKS: 4:30 P.M. Called at Shelly St Fed Sav & Loan, secured signature of Wm Renu, V.P. - on Claim Voucher.

2PM - 3:45PM - From 5 different executive offices of Merchants Natl Bank, endeavored to secure signature of Claim Voucher. Finally it was learned from John Campbell, that the judgement was a home improvement loan, balance paid to Mer. Natl by FHA, guarantee, 1/15/62, and any interest is now with FHA. Their local agent M.R. Swarty, 333 N. Pennsylvania. He called Mr Swarty's office and learned that Mr. Swarty is out of his office until July 5.

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

Distribution Made

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

W. Doster

(Signature)

Kurt Waldon



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 16 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophie Krueger - estate

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 6-28-67

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

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

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

REMARKS: 10<sup>30</sup> to 11<sup>50</sup> A.M. - Personally called at office of Consolidated Finance Corp. - 2428 E. 38th St - George Payne, official. Discussed thoroughly the necessity of need of officials signature on Claim Voucher, as lienholder, so payment can be made to satisfy their judgement. Mr. Payne was reluctant to sign - called their company attorney, Gale Graber, 301 Union Fed Bldg, ph 634 9524, and still seemed reluctant. This agent also talked with Mr. Graber, but could not induce him to instruct Mr. Payne to sign. Mr. Graber requested this agent to bring the papers to his office for study before he will comment.  
P.M. - Tried to reach Graber, who was out of his office

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

Distribution Made

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

W. Boster  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 15 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophie Krueger - estate  
1038-1042 S. Senate Ave - Supts, Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 6-27-66

OFFER \$ 14,000.00 TIME OF CONTACT 11 A.M.

- Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:
1. \_\_\_\_\_ Checked abstract with owner? 2. \_\_\_\_\_ Any affidavits taken?
  3. \_\_\_\_\_ Any mortgage(s)? 4. \_\_\_\_\_ Any other liens, judgements, etc.?
  5. \_\_\_\_\_ Showed plans, explained take, made offer, etc.?
  6. \_\_\_\_\_ Explained about retention of buildings, etc.? 7. \_\_\_\_\_ Any being retained?
  8. \_\_\_\_\_ Walked over property with owner? (or with whom? \_\_\_\_\_)
  9. \_\_\_\_\_ Arranged for owner to pay taxes? (Explain how in remarks)
  10. \_\_\_\_\_ Secured Right of Entry? 11. \_\_\_\_\_ Secured Driveway Right of Entry?
  12. \_\_\_\_\_ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
  13. \_\_\_\_\_ Was 180 Day Notice Letter delivered or mailed to all parties?
  14. \_\_\_\_\_ Waivers, were any secured? 15. \_\_\_\_\_ Filled out RAAP Form?

REMARKS: Harriett Cann, atty for estate, delivered to this agent  
the Guardian Deed, examined and approved by Marion Co  
Probate Court.

1:30 - Discussed with L.A. abstractor, Mr. Heitler, nature of property  
prepared instruments. After extended study, Mr. Heitler  
reported back that Deed was satisfactory, and to prepare  
Claim Voucher, payees to be Honorine A. Wagner. Edm - Honorine  
Wagner, individual - Shelby St. F&L - Mer. Natl Bank - and Consolidated  
Finance Corp., as these liens are to be cleared with warrant  
check since the estate has not received a release from any.

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

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

W. Sooten  
\_\_\_\_\_  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 14 COUNTY Marion PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophia Krueger - estate (Honorable Wagner) admx -  
1038 and 1042 S. Senate Ave - PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Marie Lamb - attorney - office  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 6-8-67

OFFER \$ 14,000 TIME OF CONTACT 1:15 PM

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

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

REMARKS: Met in the office of attorney Marie Lamb -  
with attorney Harriet Coon and Honorable Wagner -  
admx - present. Buyer was presented a copy of  
(petition for appointment of Guardian Ad Litem)  
and a copy of the (order to convey Real Estate).  
Administratrix Honorable Wagner signed the deed  
and voucher forms. The deed will be presented  
to the Judge of Circuit Court for his approval and  
will then be sent back to the buyer.

Status of Parcel: ( ) - Secured, ( ) - Bought, awaiting mortgage release, ( ) - Condemned  
(  ) Other, awaiting what? awaiting for deed from Judge & his approval

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

Warren Hooten  
(Signature)  
Arle May

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 13 COUNTY Marion PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophia Kueger - estate (Honorine Wagner, Adm.)  
1038 and 1042 S. Senate Ave PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Marie Lauck - attorney  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 6-7-67

OFFER \$ 14,000.<sup>00</sup> TIME OF CONTACT 4 P.M.

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

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

REMARKS: Phoned and talked with Miss Lauck. She reported that she has petitioned the Court to convey, in the name of Honorine Wagner, Administratrix.

Miss Lauck agreed for an appointment in her office to prepare Adm Deed and Claim Voucher,  
1:30 P.M. - Thursday - June 8

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

Distribution Made

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

W. Hooten

(Signature)

Arle May



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 12 COUNTY Marion PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophia Krueger - estate  
1038 and 1042 S. Senate Indpls. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 5-17-67

OFFER \$ 14,000.<sup>00</sup> TIME OF CONTACT 3:30 p.m.

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: At invitation of Marie Lauck, attorney for estate,  
and approval of J. L. O'Connell  
this agent appeared in Probate Court, Judge Thadinger,  
and took the witness stand to testify that:  
a firm, written offer was made on Dec 30, 1966, to  
Carl and Honorine Wagner. This was a one figure  
for purchase of total properties at 1038 and 1042 S. Senate,  
the amount for both properties being \$14,000.<sup>00</sup>

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

Distribution Made

(1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify: \_\_\_\_\_

Warren Hooten  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 11 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Sophia Krueger - estate

PHONE # \_\_\_\_\_

1038 and 1042 S. Senate Ave., Judpls., Ind.

NAME & ADDRESS OF PERSON CONTACTED Carl Wagner and Honorable Wagner

PHONE # 636 8803

1042 S. Senate Ave - Judpls., Ind.

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 5-15-67

OFFER \$ 14,000.<sup>00</sup>

TIME OF CONTACT 4 P.M.

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: Met with Mr. Mrs Wagner. Each was given a 180 Day possession notice as occupant, and Mrs Wagner, Administratrix, was given the notices as owner. They signed the List of Occupants and Application for Relocation Payments, and were given copies of each. They were informed that Closing Costs are reimburseable if they purchase a new residence within one year, and that moving costs are reimburseable after moving. Application for these payments to be made at the Hwy Relocation Office at 1010 Chadwick St., Judpls., Ind. Further information on Relocation Assistance - Rentals - Listings - 2<sup>nd</sup> Mtg Loans ~~are~~ is available at same Relocation Office.

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

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

Warren Hooten  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. 770-3 (52)

BUYER'S REPORT NUMBER: 10 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER H. Wagner (Krueger estate)

1038-1042 S. Senate Ave - Indpls, Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 5-15-67

OFFER \$ 14,000.<sup>00</sup>

TIME OF CONTACT 11 A.M.

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: Received from office of Marie Lauck, attorney - Copy of Letters of Administration, naming Honorine Wagner as administratrix to the estate of Sophia Krueger.

Prepared 180 day possession notice and other papers relative to Act 1347 in preparation for call on Mr & Mrs Wagner, occupants.

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

Distribution Made

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

W. Hooten

(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 9 COUNTY Marion PARCEL NO. 198

NAME & ADDRESS OF OWNER H. Wagner (Krueger estate)  
1038 and 1042 S. Senate - Indpls, Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Marie Lauck, attorney  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 5-9-67

OFFER \$ 14,000.<sup>00</sup> TIME OF CONTACT 11 A.M.

- | YES                                    | NO                       | N/A                      | (Circle N/A if all questions are not applicable)                          |
|--|--------------------------|--------------------------|---|
| 1. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)           |
| 2. <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Showed plans, explained take, made offer, etc.?                           |
| 3. <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)               |
| 4. <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Explained about retention of Bldgs. (any being retained? Yes ___ No ___)  |
| 5. <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Filled out RAAP Form?   |
| 6. <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Walked over property with owner? (or who? _____)                          |
| 7. <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Arranged for payment of taxes? (Explain how in remarks)                   |
| 8. <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?  |

REMARKS: Phoned office of Marie Lauck. Harrietta Conn answered, reporting Miss Lauck out of town today. Miss Conn reported that a hearing in Court has been set for May 17, petitioning for Consent to sell through the estate to the State of Indiana. This agent requested a list of names of all heirs, or the name of the administratrix, so that the official 180 day notice of possession may be delivered or sent. If administratrix, copies of papers showing appointment. Miss Conn promised to forward this information immediately without delay.

Status of Parcel:  Secured  Bought, awaiting mortgage release,  Condemned  
 Other, awaiting what? \_\_\_\_\_

Distribution Made  
 Parcel  Weekly Summary  
 Owner  Other, Specify: \_\_\_\_\_

W. Hooten  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 8 COUNTY Marion PARCEL NO. 198

NAME & ADDRESS OF OWNER A. Wagner (Sophia Krueger - estate)  
1038 and 1042 S. Senate Judpls Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Marie Lauck - atty for estate  
323 Peoples Bank Bldg - Judpls Ind. PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 3-31-67

OFFER \$ 14,000.<sup>00</sup> TIME OF CONTACT 11 A.M.

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: Personally called at office of Miss Lauck. Reviewed acquisition, and suggested property be conveyed by Administrator. Miss Lauck commented that since the General Assembly is now over, she can give attention to this estate. She asked for and was given a Carbon Copy of the Deed, and she was allowed to Xerox the title binder which disclosed all liens of record as of June 6, 1966, date of binder.

Status of Parcel: ( ) Secured ( ) Bought, awaiting mortgage release, ( ) Condemned  
() Other, awaiting what? A call from her when papers are ready.

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

Warren Hooten  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 7 COUNTY Marion PARCEL NO. 198

NAME & ADDRESS OF OWNER H. Wagner (Sophie Krueger estate)

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED office of Marie Lauck - estate atty

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 3-10-67

OFFER \$ 14,000.<sup>00</sup> TIME OF CONTACT 2 P.M.

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: Phoned office of Marie Lauck.

Lady answering said she was not in and she didn't know if Miss Lauck would be in any more today  
May be in Monday 3/13/67

Status of Parcel: ( ) Secured ( ) Bought, awaiting mortgage release, ( ) Condemned  
(✓) Other, awaiting what? Contact 3/13

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

Warren Hooten  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Honorable Wagner (estate of Sophia Krueger)  
1038-1042 S. Senate Indpls., Ind.

PHONE # 636 8803

NAME & ADDRESS OF PERSON CONTACTED Carl Wagner

PHONE #

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 2-21-67

OFFER \$ 14,000.<sup>00</sup>

TIME OF CONTACT 11 A.M.

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: Mrs. Wagner's husband Carl called, inquiring if progress was being made toward closing.

Mr. Wagner was informed that detail delaying any closing must be cleared by their attorney Marie Lauck, and that their inquiries or Cooperation shall be with Miss Lauck for the time being. We may prepare papers for signing whenever Miss Lauck is ready.

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

Distribution Made

(1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify: \_\_\_\_\_

Warren Hooten  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Honorine Wagner (estate of Sophia Krueger)

1038-1042 S. Senate Judges, Ind.

PHONE # 636 8803

NAME & ADDRESS OF PERSON CONTACTED Marie Lauck - atty for estate

PHONE # 632 4476

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 1-31-67

OFFER \$ 14,000.<sup>00</sup>

TIME OF CONTACT 1:30 P.M.

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: Mrs. Lauck (Senator) returned my phone call of 1/24/67. She

repeated that there was difficulty in handling the  
problems of the estate as Mrs. Wagner had not informed her  
of all facts, including possible indebtedness not  
appearing in our abstracting. She will continue  
to work on clearance of facts and holding back the  
Fed. Int. Rev. people.

This agent requested transfer be made by the Administrator  
of the Estate and payment made to the estate - that  
division of funds could be made later at their convenience.

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

(✓) Other, awaiting what? Progress thru Marie Lauck

Distribution Made

(1) Parcel (1) Weekly Summary  
(✓) Owner ( ) Other, specify:

Warren Hooten  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Honorable Wagner (estate of Sophie Krueger)

1038-1042 S. Senate - Judpls. Sect

PHONE # 636 8803

NAME & ADDRESS OF PERSON CONTACTED Marie Lauck, atty for estate

PHONE # 632 4476

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 1-24-67

OFFER \$ 14,006.<sup>00</sup>

TIME OF CONTACT 1045 A.M.

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: Phoned office of Marie Lauck, attorney for estate - also a State Senator. Learned that she was seldom in her office during sessions of General Assembly, but may sometimes be in early in the morning between 8 and 9 A.M.

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

() Other, awaiting what? Try early A.M.

Distribution Made

(1) Parcel (1) Weekly Summary

(~~1~~) Owner (~~1~~) Other, Specify.

Warren Hooten  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Honorable Wagner (Estate of Sophie Krueger)  
1038 - 1042 S. Senate - Judpls. Bldg. PHONE # 636-8803

NAME & ADDRESS OF PERSON CONTACTED Marie Lauck - attorney for estate  
Peoples Bank Bldg, - Judpls, Bldg. PHONE # 632 4476  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12-28-66

DATE OF CONTACT 1-4-67

OFFER \$ 14,000.<sup>00</sup>

TIME OF CONTACT 9:30 A.M.

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: Phoned, and talked with Marie Lauck, who agreed that offering price given Mrs Wagner seemed satisfactory. She registered surprise when this agent reported that Reed Terrell, husband of Florence Terrell deceased, also died Nov. 20, 1966. She said Mrs. Wagner had not so informed her. She also reported that there has been a threat by the Fed Govt to foreclose on the property, and that there are other personal notes signed by Mrs. Wagner for funeral expenses that are not of record. She suggested condemnation so Court could clear, but was informed by this agent that the land was not immediately needed and no suit would be filed for probably 1 or 2 years. She said she would contact the Federal Govt man, review the file, and contact this agent.

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

() Other, awaiting what? Call back from Marie Lauck, attorney.

Distribution Made

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

Warren Hooten  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 198

NAME & ADDRESS OF OWNER Mrs. Honorine Wagner & Carl F. Wagner, her husband  
1038 - 1042 S. Senate - Indpls., Ind. PHONE # 636 8803

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 12-30-66

OFFER \$ 14,000.<sup>00</sup> TIME OF CONTACT 3:30 -

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? (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: Met with Carl and Honorine Wagner in their residence at  
1042 S. Senate. 1038 S. Senate unoccupied except for furniture  
owned by Carl & Honorine Wagner. States offer letter was given  
to above people, who agreed that valuation was fair, but that  
the estate is still not closed on Sophia M. Krueger.  
Mrs. Wagner reports that she is Administrator for the Estate, and the  
estate is being processed by Marie Lauck, attorney, in the  
Peoples Bank Bldg. Mrs. Wagner directs that this agent Consult  
with Marie Lauck on processing and Conveying

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

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

Warren L. Hooten  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion

PARCEL NO. 198

NAME & ADDRESS OF OWNER Mrs. Honorine Wagner

1038-1042 S. Senate St - Indpls., Ind.

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

1042

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 12-29-66

OFFER \$ 14,000.<sup>00</sup>

TIME OF CONTACT 10:30 A.M.

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: Personally called at 1042 Senate. Aroused from bed a young man who reported that Mrs. Wagner was out of City for the holidays.

This agent informed him that a Call back will be made after New Years week end. He gave a phone number of 636 8803

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

Distribution Made

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

Warren Hooten  
(Signature)



Pr 198

# CHICAGO TITLE INSURANCE COMPANY

## INTERIM GUARANTY OF TITLE

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

Names on Plans Sophia Krueger

CTIC # 6500-45 -S

Name of Fee Owner Honorine Wagner and Florence Terrell

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from May 26, 1966 to and including July 7, 1967 reveals no changes as to the real estate described under CTIC # 6500-45 except:

1. Taxes for 1966 payable 1967 in name of Sophia M. Krueger  
 Duplicate # 7138893 Parcel # 1066445 Township Center Code # 101  
 May \$ 83.13 (paid) (~~unpaid~~); November \$ 83.13 (~~paid~~) (unpaid)  
 Taxes for 1967 payable 1968 now a lien. Lot 73.

Taxes for 1966 payable 1967 in name of Sophia M. Krueger  
Duplicate #7138897 Parcel #1034839 Township-Center Code #101  
May \$70.90 (Paid); November \$70.90 (Unpaid.)  
Taxes for 1967 payable 1968 now a lien. Lot 74.

70.90  
70.90  
-----  
141.80

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

CHICAGO TITLE INSURANCE COMPANY



*John A. Binsley*  
President

*Robert Kratochvil*  
Secretary

ATTEST:

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

*John H. Jagger*  
Authorized Signatory

#198

# CHICAGO TITLE INSURANCE COMPANY

## GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 #198 COUNTY Marion

Names on Plans Sophia Krueger

CTIC # 6500-45

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that as of the 26th day of May, 19 66

Honorine Wagner and Florence Terrell

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

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

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

CHICAGO TITLE INSURANCE COMPANY



*John A. Binsley*

ATTEST: President

*Robert Kratochvil*

Secretary

Countersigned and validated as of the 6th day of June 19 66.

*John H. Tapp*  
Authorized Signatory



**SCHEDULE "A"**

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

Lots 73 and 74 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-45

The Record Owner or Owners disclosed above acquired title ~~by~~ as heirs at law of Sophia M. Krueger, deceased, pursuant to proceedings in Estate E64-332, Probate Court, Marion County, Indiana.

**SCHEDULE "B"**

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

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

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

- e. taxes for the year 1965, each half for \$77.59 (Lot 73) and \$33.32 (Lot 74) assessed in the name of Sophia M. Krueger, due and payable in May and November, 1966. (Center Township - Inside, Parcel Nos. 101-1034839 (Lot 74) and 101-1066445 (Lot 73), Duplicate Nos. 6052686-7) (Assessed Value Lot 73 - Land \$280; Improvements \$1350; Exemptions None) (Assessed Value Lot 74 - Land \$280; Improvements \$1110; Exemptions \$690)

Form 3296-15

- f. Taxes for the year 1966, due and payable in 1967.
- g. Mortgage dated February 2, 1955, recorded February 4, 1955 in Mortgage Record 1772, page 396 as Instrument No. 3702 for \$5,700.00 by Sophia M. Krueger and Henry G. Krueger, her husband, and Honorine A. Wagner to Shelby Street Federal Savings and Loan Association.

(continued)

- h. Sophia M. Krueger, former owner of premises in question died intestate January 10, 1964, leaving surviving as her heirs at law, Honorine Wagner, daughter, Florence Terrell, daughter, and Henry G. Krueger, 2nd childless spouse. (Note: Henry G. Krueger died March 26, 1965 as disclosed by proceedings in his Estate E-65-591) Relative to said Estate of Sophia M. Krueger, we note the following:
- (1) Claims versus said estate.
  - (2) State Inheritance tax versus said estate.
  - (3) Possible Federal Estate tax versus said estate.
- i. Judgment entered June 27, 1961, in Superior Court Marion County, Cause No. S61-2247 for \$2387.92 and costs, versus Sophia M. Krueger, Carl F. Wagner and Honorine A. Wagner, and in favor of Merchants National Bank & Trust Company.
- j. Judgment entered December 6, 1962, in Municipal Court, Cause MC-R-30597, for \$1000.00 and costs versus Honorine A. Wagner and in favor of Consolidated Finance Corporation.

ITEM "i."

Now an interest of FHA Home Improvement,  
pay off to Merchants Natl Bank  
See buyers report #17 - #19

W. Hoster