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Homer C. Eller, Jared How,
Attorneys at Law.

Greenleaf Clark, Counsel.

St. Paul, Minn., Feby. 25, 1893.

Mr. William A. Stephens,

St. Paul, Minn.

Dear sir:-

We have examined the record title to Lot No. 2 Block 42, Auerbach & Hands' Addition to St. Paul, as the same is indicated by Abstract furnished us certified under date of January 11, 1893, consisting of 123 numbers, and from such examination are of the opinion that at the date stated in said certificate, to-wit, January 11, 1893, the said records showed a good and substantial title of record to said property in Mary Corrigan, free and clear of incumbrance, except taxes for 1891, which appear from said abstract not to have been paid.

We have also examined the record title to Lot 25 of Block 1, J. F. Eisenmenger's Addition to St. Paul, as the same is indicated by abstract handed us and certified by the Abstract Clerk of Ramsey County under date of January 12, 1893, and from such examination of the tract last described we are of the opinion that on said January 12, 1893, one Peter Corrigan had good and substantial title of record to said lot, subject, however, to a mortgage

from John Swanson to Ferdinand Hoffman, dated March 1, 1889, for \$1200 due March 1, 1894, with interest at 8%.

Second. To a mortgage from Peter Corrigan to Charles Swanson dated January 10, 1890, for \$300. (See No. 48 of Abstract)

Third. Taxes for 1892, \$21.73.

Fourth. This lot was formerly owned by one John Swanson, who acquired the same February 3, 1889, and who on January 10, 1890, conveyed the same to Corrigan.

Several judgments exist against one John Swanson, one for \$14.85 in favor of the County Treasurer, entered February 18, 1889; one in favor of Clarence Reaslee, entered May 31, 1889, for \$92.01; one in favor of F. W. Luley, entered October 5, 1889, for \$28.60; one in favor of C. F. Knauff, entered March 7, 1889 for \$83.36; one in favor of Eric Kiewert Co., entered July 3, 1880, and one in favor of Henry M. Lynch entered July 28, 1880. The two last named judgments are probably barred by the Statute of Limitations, even if they were against the same Swanson formerly owning this lot. Affidavits are on record in regard to the Knauff judgment and the Luley judgment, in which it is stated that the John Swanson against whom such judgments were recovered, is not the same Swanson who owned this lot. As to the other judgments we have no explanation.

The property platted into this addition was in 1869 conveyed by George W. Armstrong and wife to Louis Eisenmenger and Frederick Eisenmenger, and in 1874 Louis Eisenmenger conveys his interest in the same to Frederick Eisenmenger. The land is platted and the subsequent conveyances made of the lot in question, by John Fred Eisenmenger. We think there is no question but what Frederick Eisenmenger named in the original conveyances and the

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John Frederick Eisenmenger making the plat and subsequently conveying this lot in question are one and the same person. There is an affidavit on file that this is the case, but such affidavit would be of no avail to prove the fact if such proof ever became necessary.

There is also docketed in the Circuit Court of the United States for the District of Minnesota, a judgment for several hundred dollars in favor of C. & G. Cooper & Co. against one P. Corrigan or Carrigan. The record is somewhat blind as to what the true name of the defendant in the action was. Unless the defendant in that action was the same person who now claims this lot, it would not, of course, in any way affect it.

The matter of local assessments on either of these lots has not been enquired into. Such inquiry should be made, however, before any action is taken with reference to the property.

Very truly yours,
(Signed) Eller & How.

Original Simon
James J. Hill Papers
Minnesota Historical Society
Original handed to [unclear] 1931
[Signature]

RECEIVED, St. Paul, January 30-1893, from James J. Hill, Abstract of
Title to Lot 25, Block 1, J. F. Eisenmenger's Addition to St. Paul; being the
same document described in a receipt, signed by said James J. Hill, per W. A.
Stephens, under date 18th January, 1893.

Wm. A. Stephens

Received from W. A. Stephens the following abstracts of title:-

1 paper to Lot 2, Block 2, Auerbach & Hands' Addition to
St. Paul, continued to January 11, 1893, at 8 A.M.

1 paper to Lot 25, Block 1, J. F. Eisenmenger's Addition
to St. Paul; continued to January 12, 1893, at 8 A. M.

Dated St. Paul, Minn. Feb. 25, 1893.

Peter Corrigan

James C. Hill Papers
Minnesota Historical Society

WITH ELLER & HOW
2-28-93]

When filing away attached
paper, annex to it the
receipt taken from Corrigan
when abstracts were returned
to him

James J. Hill Papers
Minnesota Historical Society

MHS.