

## **GHP History Research**

**28 North Lake Avenue, Glendale, Ohio**

### **FLANNERY-WALLACE HOUSE - circa 1885**

Crawford & Clark to Benjamin T. Stone

Lots 132, 131 in Block 16, Lots 137, 138 In Block 18, also out lot 256

Deed Book 228, Page 14

Price: (burned away amount) and \$20

Date: May 10, 1855

Benjamin T. Stone to Michael Dooley

Lots 131, 132 in Block 16, & Lots 137, 138 in Block 18

Deed Book 353, Page 453

Price: \$2,000

Date: May 13, 1868

Michael Dooley to Alfred Shepherd

Lot: Commencing at a point in the Southeast corner of lot 132 in block 16 thence north, along the east line of said lot 132, one hundred and thirty nine and twenty five hundredths (139.25) feet, thence west at right angles to the said east line of lot 132, fifty (50) feet, thence south on a line parallel with the East line of said lot 132 to the north line of Lake Avenue, thence along the North line of Lake Avenue east to the South east corner of said lot 131 and the place of beginning. Being the South East part of lot 132 in block 16.

Also all that part of lot 131 in block 16 described as follows; Commencing at the South west corner of said lot 131 thence running north along the west line of said lot 131 one hundred and thirty nine and twenty five hundredths (139.25) feet thence east at right angles to the said west line of lot 131 one hundred (100) feet, thence south on a line parallel with the west line of lot 131 to the north line of Lake Avenue, thence west along the north line of 131 to the South west corner of said lot 131; the place of beginning.

Being the west part of lot 131 in block 16.

Deed Book 356, Page 376

Price: \$750

Date: June 8, 1868

Alfred Shepherd to Bryan Flannery

Parts of lots 132 and 131 as described above

Deed Book 472, Page 18

Price: \$800

Date: April 24, 1877

Also duplicate recording Deed Book 512, Page 532

Date: August 5, 1880

Bryan Flannery to Bridget Hunt

Part of lot 131

Commencing at a point where a line drawn parallel with the west line of said lot one hundred thirty one (131) and fifty (50) feet east of said west line intersects the north line of North Lake Avenue, thence northwardly along said parallel line one hundred and forty (140) feet more or less to the north line of the property bought by said Flannery from Alfred Shepherd and wife by deeds recorded respectively in Book 472 page 18 and Book 512 page 532 Hamilton County records, thence eastwardly along said north line last mentioned fifty (50) feet more or less to the west line of property now owned by Thomas Corcoran, thence south along said west line of Corcoran's property and the east line of said Flannery's property bought as aforesaid to the said north line of North Lake Avenue, thence westwardly along said north line last mentioned to the place of beginning the track hereby conveyed being a part of the tract purchase as above mentioned from A Shepherd and wife its east and west boundaries being parallel: the grantor warranting that the west line of said tract hereby conveyed is at least two feet west of the foundation wall of the house now standing on said tract.

Deed Book 619, Page 401

Price: \$900

Date: August 25, 1886

**Note: This transaction splits off the property at 32 North Lake, the eastern fifty feet of a previously one hundred and fifty foot wide parcel owned by Bryan Flannery. The underlined passage states that a house was already standing in 1886 on the eastern portion at 32 North Lake that is being split off.**

Bryan Flannery to Patrick J. Wallace

Parts of lots 131 and 132

Beginning at a point in the north line of Lake Avenue one hundred and ninety six (196) feet from the east line of Congress Avenue in a direct line at right angles thereto, said point being also four (4) feet west of the south east corner of said lot 132 thence north parallel with the east line of Lot 132 one hundred and thirty nine and 25/100 (139.25) feet more or less to north line of grantors property thence east at right angles along said north line forty six (46) feet thence south parallel with said east line of lot 132 to the north line of Lake Avenue thence west with the north line of Lake Avenue to the place of beginning being forty six feet next west of Martin Hunts lot and being also a part of same premises conveyed to said Bryon Flannery by Alfred Shephard and wife by deed dated April 1877 and recorded in Deed Book 472 Page 18 of said Hamilton County Records and a duplicate of said deed recorded in Book 572 Page 532 of said records. Deed Book 744 Page 398

Price: \$1200

Date: December 2, 1892

**Note: This transaction conveys the property at 28 North Lake, the middle forty-six feet of an original one hundred and fifty foot wide parcel owned by Bryan Flannery. Mr. Flannery now owns only the western portion at 24 North Lake.**



Patrick Wallace, deceased, to James J. Wallace, Nicholas D. Wallace, Mary Wallace, and John P Wallace, heirs at law.

Parts of lots 131 and 132

Deed Book 1110, Page 589

Date: May 20, 1915

James J. Wallace, Nicholas D. Wallace, Mary Wallace, and John P. Wallace to Mary Wallace (mother)

Parts of lots 131 and 132 as described above

Deed Book 1113, Page 497

Price: \$1

Date: May 25, 1915

to Mary Wallace

Parts of lots 131 and 132

Deed Book 1507, Page 543

Mary Wallace marries James A. Owens and assumes the name Mary E. Owens

James A. Owens, executor, to Mildred McDonaugh

Parts of lots 131 and 132 as described above

Deed Book 1639, Page 679

Price: \$3500

Date: May 23, 1933

Mildred and James McDonough to William and Margarete Schaich

Parts of lots 131 and 132 as described above

Deed Book 1674, Page 279

Price: \$1

Date: January 17, 1935

Margarete Schaich to Wilhelm Schaich

Transfer undivided one-half interest of property from deceased wife to husband

Being a small part of the southeast part of lot number one hundred and thirty-two (132) and a part of the southwest part of lot number one hundred and thirty-one (131) on the Plan of Glendale: Beginning at a point in the north line of Lake Avenue one hundred and ninety-six (196) feet from the east line of Congress avenue in a direct line at right angles thereto. Said point being also four (4) feet west of the southeast corner of said lot number one hundred and thirty-two (132); thence north, parallel with the east line of lot number one hundred and thirty-two (132), one hundred and thirty-nine and 25/100(139.25) feet to a point; thence east at right angles along said north line forty-six (46) feet; thence south parallel with said line of lot number one hundred and thirty-two

(132) to the north line of Lake Avenue; thence west with the north line of Lake Avenue to the place of beginning. Being the same premises conveyed to William Schaich and Margarete Schaich by deed from Mildred McDonough and her husband, James A. McDonough, executed on January 17, 1935, and recorded in Deed Book 1674, page 279, Hamilton, County, Ohio, records.

Deed Book 2228, Page 476

Date: March 20, 1947

William Schaich to Anna Schaich

Parts of lots 132 and 131 as described above

Deed Book 3284, Page 630

Date: March 25, 1961

Anna Schaich to Lake Properties

Parts of lots 132 and 131 as described above

Deed Book 4202, Page 432

Date: December 17, 1980

Lake Properties to Vaughn Burckard

Parts of lots 132 and 131 as described above

Deed Book 4275, Page 275

Date: December 22, 1983

Vaughn Burckard to Julie Olberding

Parts of lots 132 and 131 as described above

Deed Book 5122, Page 233

Price: \$1

Date: October 1989

Julie Ritchie (nee Olberding) to John & Margaret Mellott

Parts of lots 132 and 131 as described above

Deed Book 6375, Page 1779

Date: January 20, 1994

John & Margaret Mellott to Pauline Mami

Parts of lots 132 and 131 as described above

Deed Book xxxx, Page xxxx

Date: February 20, 2007