

September 24, 1956
2601 Tophill Rd
Louisville, Ky.

Dear Grete:

Yours of the 11th received last Friday, and it is disappointing and discouraging to find you are still unwilling to face the facts that exist in Wheaton over which neither you nor I have any control, but which I am trying at considerable time and effort to get straightened out. In view of the mistrust you apparently have, for me, and the interminable delays concerning this whole matter, all of which are of your making, it will be difficult for me to be jovial in my letters until this is all squared away.

In the first place, Jean and I naturally discuss what should be done to repair what has been undone, and you may be sure that both she and I discussed what she should write to you in the last letter---she wrote it at my request because I was departing on a three week trip and it seemed wise to take it up then instead of waiting until I returned. The reason it seemed wise is as follows.

The lot which we had a contract on in May, but didn't make a firm offer is in the hands of a new owner----who being interested in a quick gain would consider selling. He was told that we would know within about two weeks, and agreed to stand-by to hear from us. It is now four weeks since this arrangement was made, and we are no further along than we were then. Grete, try to understand that there are no lots available any more in Wheaton, that this lot is the only available one where there is a remote chance of moving the house and coming out clean. However, since we don't have all the costs figured in on a quotation we are unwilling now, after four months delay caused by you, to gamble on the house move the way we were then. Thus, the contract for sale sent to you by Jean with her letter seemed to both of us as fair an arrangement as possible under the changed circumstances. And naturally, to begin such a project we need a bill of sale on the house to give us clear title to the structure. Would you undertake such a project investing several thousand dollars to make it go without getting such title? I know what your answer is, and I don't think you should expect me to do any differently. Therefore, the only way to try and tie up the loose ends was the bill of sale. And Grete, even if you sign the contract Jean sent you, it is entirely possible that it will be too late; the man may have changed his mind about the lot, or he may have sold it to someone else. In this case, the result which you would least like to see happen---the tearing down of the house---will happen by default as the result of your dallying. Dallying not only with me and my time, and Jean's, but also with Bert's, with Guild and Co., with Muhlfeldt's, with the City, and everyone else whom we had primed to go ahead with this promptly last May.

On August the 25th Jean mailed you the deed to the land with a short note requesting your signature. Subsequently, in her letter of the 30th of ~~Sept~~ ^{Aug} she explains about the deed. You make no mention of it in your letter, and I hope you have signed it and sent it back to Bert. Because of the distance involved it is not easy to administer these things, but to be sure we wired Bert today to see if he had received the deed from you. He wired back that he hadn't. Therefore, please see that it is signed and returned, so that the title can be brought down. This will take at least a week, and then we probably will receive the Telephone Company's check made out to both of us in payment for the land. The check will have to be mailed out to you for your signature, and then back to us, and then back to Bert. So please write me when you mailed the deed so I can follow up on Bert to get the title brought down.

All this would be bad enough if I were in Wheaton, and could pick up the phone

or spend a Saturday morning going over the matter. But we now live in Louisville, and I am spending quite a substantial amount of time travelling, so that getting this straightened out at arm's length is a very exhausting procedure. I hope that you can understand this, but I don't think you will, because I don't believe you want to. By no stretch of the imagination could Jean's letter be considered raving any more than was mine of July 9th. In view of the strain, tension, and unnecessary effort you have caused us, the letters could have been highly charged with vituperation. They were not---re-read them and you will see that we stated facts. Albeit, these facts may have been unpleasant for you to read, but they had only one purpose: That of straightening out this entire matter as quickly and fairly as possible.

I appreciate the birthday greetings, Grote, and I would like to write to you without rancor one of these days, but it will take me a good while to get over what you've done to me on this. Therefore, let's get the matter squared away with a minimum of future correspondence. I don't believe my letter of July 9th or Jean's of Aug 28th, or this letter will really do much to clear the air as far as your concern because I don't believe you trust me---you've already given me ample indication of that---and when that's the case no matter what I say or do, you cannot look at it objectively. I know one thing, though, that you've caused a tremendous amount of trouble for a whole group of people, and after four months the matter is still a long way from completed. So, again I ask you, to send the deed to Bert promptly, and let me know when you do it. Then, when the check is sent to you please take care of sending it back promptly also.

If the house gets torn down, there is little more that I can do about it, except maybe to find a buyer who will move it off the site for his own use. And this won't be Joe Muhlfeldt because he'll get it from the Telephone Company for less after it reverts to them. And remember, that to get a customer on that basis, it will take a bill of sale, and that customer will have to have a piece of ground to put it on already in hand. If we can't find such a piece of ground, a third party customer isn't likely to do so either.

Let me hear from you.

