

Tuesday, June 19, 1956

Dear Grete: -

Thanks for your letter of the 13th which arrived yesterday and which I had been hoping to receive since the middle of last week. After all, time is important on this deal because the telephone company has excavated the entire parking lot and would like the use of our piece for material storage during construction of their addition.

Based on your letter, last night I sent Bert the following wire:

"Received letter today from Grete dated June thirteenth requesting you to send papers to him for signature. Please do so immediately and also inform Harris or McDowell of this development. Keep me advised. Regards. Schuy"

I hope Bert was able to get the papers off to you today so that there will be no delay in getting them back into the hands of McDowell at the telephone company. You may recall, in my letter of June 2nd, I indicated that the contract was made out in the name of McDowell who is a long-time employee of the IBT company. Harris is the telephone company's broker on the deal and according to the contract the telephone company is paying Harris the normal brokerage. Thus the telephone company is paying a gross price of approximately \$34,000 since they are buying the vacant land on which normal commission is 10% of the gross price, and on which we net the \$30,000.

Apparently you feel that the price is extraordinarily high and I can assure you that the telephone company is not interested in handing out money for the fun of it. The combination of several circumstances made it possible for us to obtain this price; not the least of which was the fact that we did not finally conclude the deal until they had broken ground next door for the addition. And all along up to that point, they undoubtedly figured they could buy it for less.

Insofar as my not mentioning it last Christmas time when you were here, the plain and simple answer is that we did not know it was the telephone company which had been making overtures to us through the third party, Mr. Harris. About two years ago, Harris stopped in one morning and indicated he might have a client interested in our property and were we interested in selling. We did not commit ourselves but conversed with him; he finally allowed as how he thought his client might be willing to pay \$15,000 and would definitely not want the house. He refused to divulge the name of his client at that time but said he would certainly do so if we ever got around to negotiating. We told him we might consider selling, but certainly not at that price. Over the next several months he stopped back now and then to see how we were coming along with our plans to move the house. You will recall that at that time it was our intention to move the house and live in it at a new location, and sell the land as vacant property since we had told you from time to time, in several letters, that we could realize as much or more on the vacant as we could by selling the house and let to someone who would have to remodel for offices etc.

Just before Christmas, Harris called me and said he was going to California after the holidays and hoped we could maybe get down to talking serious business before he left. At that time he had upped his talking figure to \$18,000 to \$20,000. Since my job hunting was just then beginning I stalled until I knew what I was going to be doing - and where. Also, I felt sure that if he had pursued us this long, he might well go higher. Also, we had several other people we wanted to contact as prospective buyers to sound them out as to what they might pay. To do all this - write letters & hunt jobs - close up Vertical Blind - was no easy task.

While you were in Wheaton I told you that I was looking around, and that we would undoubtedly be leaving Wheaton sometime by the spring, and would then like to sell the property. You replied that I had the Power of Attorney which was all I needed to take care of the matter.

After you had left Harris contacted us again; said he was about to leave for California; and told me that his client was Illinois Bell. At that point, time was important to them and they were willing to reveal themselves, in hopes of getting something done immediately - while Harris was away, if necessary. Seeeee, as you can plainly see, I did not tell you about dealings with Illinois Bell at Christmas time because at that time I had had no dealings with them!

In brief, the matter of the house and garage being moved narrows down to "where can it be

moved to?". In view of the cities restrictions on disturbing tree limbs extending over the streets, and the scarcity of vacant lots, there is not a great choice. There is only one route - up Wesley to Gary Avenue within the city limits. There are no lots available along this route. We have combed the area, have talked to city fathers at great length, have talked to Joe Muehlfeldt, and are convinced that there is just nothing within the city limits available. For many months, we were told by the city fathers that the house is just too wide to be moved; finally, the week before we left town, we get confirmation from the street superintendent on this fact. In order to move the house, the eaves will have to be cut back while the moving is in progress, and then rebuilt at the new sight. This news disturbed us somewhat; until we talked to Joe Muehlfeldt who says it is done all the time in his business. He can handle it without any question. He has even had to remove complete reefs in order to move houses, and then replace them! This is no problem, and it does clear up once and for all the fact that if we cut back the eaves the city will grant permission to have the house moved. It took us months to get this committment; finally we did!

You indicate that we did not discuss this with you at Christmas time; since we had no definite plans as to where we would move it or when we would move it or IF we would move it -- and no definite word from the city that it could be moved -- there was nothing to discuss that had not already been written you in many many letters during the last several years. You will recall that at the time the Power of Atterney was drawn, it was our hope to move the house so we could live in it. But at Christmas time, with my job change being imminent, we had every intention of leaving Wheaton, as we told you. The thought of moving the house did not come up again until we had discovered that Illineis Bell was willing to pay so much more for the vacant land than were any other prospects who considered using the house as is. These included Claris Bricker, who considered using the house for a shop; and Dr. Wynn garden, who considered remodeling the house for offices. Neither was interested in anywhere near the price Illineis Bell had offered.

Your letter of the 13th is the first time you have ever indicated to us that you might consider coming back to Wheaton, and that you might wish to move the house for yourself. Certainly, had you ever mentioned this at Christmas time or in any letters, we could have given you a lot of depe about it. Believe me, we are authorities on the problems of moving or not-moving houses in Wheaton, after the dickering around we have been forced to do with city fathers during the past several years!

To get back to available vacant land to which the house might be moved. In addition to all the millions of details we had to take care of with respect to moving, negotiating with Illineis Bell, and preparing to leave Wheaton, during that last week we spent considerable time talking to Bert, Joe Muehlfeldt, the city, and real estate people about moving the house and finding a site. There is land outside the city limits off Gary Avenue. Septic tank and well will have to be dug. Prices on the lots out there vary from \$1500 to \$5000. We believe a decent one can be purchased for about \$2500; in fact, we found one just south of Jewel Road which can probably be bought for that sum. The gas furnace, which I put into the house a few years ago, can be utilized at that site since there is gas available in that section. (This is not true of most of that area). Roughly, I figure this way, after talking to Bert who has moved a house or two on his own and then re-sold them:

Let	\$	2500	
Moving of house and digging of basement:		5000	
Septic tank and well:		1000	
Wire costs:		1000	(this item involves phone company and Public Svc. ce., both of whom have to lower wires for house to pass by)
Miscellaneous: tree-trimming, driveway, touch-ups, etc.		1000	
Estimated total cost:	\$	10,500	

After talking to several real estate firms, we are advised that the house will probably bring between \$16,000 and \$18,000 in that location. Therefore, a potential profit exists

of between \$5500 to \$7500, less brokerage which will have to be paid a real estate broker to sell the house after it is completed on the new site.

The alternatives to moving the house are: having it torn down, which neither you nor I want to see done or trying to sell it to Muehlfeldt to move for himself, in which case he will pay next to nothing judging by what he has paid for other houses in Wheaton. Personally, I am willing to take the gamble to make the profit, as I have explained to you in previous letters. In my last letter of June 2nd, I offered you the same opportunity -- to take the gamble with me and split whatever profits can be made on the deal.

If you want to live in the house on Jewel Road or somewhere else out in that area, it is perfectly o.k. with me, providing you offer me the same alternatives I offered you....that is, the opportunity to profit on the deal. I have told you that I am willing to gamble by myself on the chance of making from five to seven thousand dollars profit; or else I am willing to share the gamble and the profit with you if you want to share the expense. If you want to move the house yourself and use it as a future home for yourself, then I feel that I am entitled to an amount equivalent to the profit I would have made on the deal had we split the profits; namely, \$3500.

If you are seriously contemplating having the house moved for your own use, I'm sure that Bert will handle all the details for you just as he was going to do for me. And he could certainly give you definite cost figures. In any case, when you sign the contract, please let me know your decision about the house because by the terms of the contract the house has to be removed within a stipulated period of time after the title transfer. Incidentally, the time allowed is adequate according to Joe Muehlfeldt, whom Bert recommends for the job. Joe is all set to go as soon as the site is selected.

I am sending a copy of this letter to Bert to keep him posted. You may have written Bert yourself to send the contract down to you, which I hope is the case; however, my wire took care of it in any event.

Best regards.



P.S. The copper and aluminum receiving equipment which was on the rafters in the garage over the deer was picked up by Hahn following your letter. I asked them to send you an inventory notation direct; and I suggest you write to him for the inventory additions since the original warehouse shipment, which included these items plus the desk, the dresser, the mirror, and that gas burner you had in the basement at 212 -- all these latter items were picked up May 11th. We included the gas burner, thinking you might have future use for it.

S.