

Jefferson County Circuit Court
Administrative Records

November 1868

Box 22 Folder 63

Meyer, Philip, curator

Kattleman, Nancy Emily

Kattleman, Henriette

Kattleman, Julius Henry

Kattleman, Anna Louisa

Kattleman, William Sebastian

Sell real estate

3 lots in City of St. Louis, lot in

Sulphur Springs Landing including

steam flour mill; heirs of Henry

Kattleman

To the Honorable, the Circuit Court of Jefferson
County, in the State of Missouri.

Petition of Philip Meyer,
~~Guardian~~ of the minor chil-
dren of Henry Kattlemann
deceased, for an Order of the
sale of Real Estate, belonging
to said children.

Philip Meyer, of the County of Jefferson,
Missouri, respectfully states to the Honorable
Court, that on the 14th day of November 1868,
at an adjourned term of the County Court
of Jefferson County, Missouri, he was ap-
pointed by said Court Curator of the
Estate of the following named minor chil-
dren of Henry Kattlemann, who died at
said County on the 31st day of May 1868.
to wit;

Nancy Emily Kattlemann,	aged 15 years,
Henriette Kattlemann,	" 11 "
Julius Henry Kattlemann,	" 6 "
Anna Louisa Kattlemann,	" 4 "
William Sebastian Kattlemann,	" 1 year,

This petitioner further states, that at
the death of said Henry Kattlemann the latter
was seized in fee simple of the following

described Real Estate, to wit:

1st, the following described piece or parcel of land, a Town lot, situated in the town of Sulphur Springs Landing in Jefferson County, Missouri, to wit: being Lot number 16 (sixteen) of Block Number 6 (six) of said town, fronting one hundred and twenty five feet (125) on the South line of Burgess avenue, and extending in depth one hundred and fifty feet, together with a Steam flour mill situate on same lot, and all building fixtures, boilers, Engine and all machinery etc. appertaining thereto, it being the same Real Estate granted by Charles Koppé to said Henry Kasteleman by deed, dated May 14th 1868. and recorded in Book Z, page 124.

2nd, the following described Real Estate, situate in the City and County of St. Louis, in the State of Missouri, to wit: three lots of ground, lying in Benjamin A. Souldard's subdivision of City Block number Four hundred and eight, being lots numbered one, two and three, in Block numbered one hundred and forty one, on the plat of subdivision of said City Block numbered four hundred and eight, as file in the Recorder's Office of St. Louis County in the State of Missouri, each of said lots containing thirty feet front on the East side of Closey Street, and running eastwardly at right

angles with said Olney street, one hundred and fourteen feet in depth, to an alley, twenty feet wide, the said lots being bounded west by Olney street, north by Lafayette street, east by a twenty feet alley, and south by lot numbered four in the aforesaid Block numbered one hundred and forty one, it being the same lots of ground acquired by said Henry Kattelman, now deceased, of John L. Link and wife, by deed dated April 7th 1868, and recorded in the Records Office of St. Louis County in Book 354, page 411.

This petitioner further states, that the aforesaid Real Estate descended from said Henry Kattelman to his said minor children and that they are now the owners thereof in ^{fee simple} subject to the dower of Sarah E. Kattelman the widow of Henry Kattelman, in one third of said Real Estate.

This petitioner further states, that the property, situated in Sulphur Springs Landing in Jefferson County, and above described, consisting principally of a steam flour mill, cannot be rented or leased to any advantage for his said wards, and that the same is losing in value as time progresses, also that the lots in the city of St. Louis, above described, have no buildings, erected on them, that high taxes are to be paid

continually for them, and no rent or other benefit is derived from them, to pay the interest on the purchase money, paid for them, and that for these and other reasons, it would be greatly for the benefit of his said Wards, if the Real Estate, above described, situated in the Counties of Jefferson and St. Louis, were sold, and the proceeds put on interest or invested in other Real Estate,

This petitioner further states, that the sale of said Real Estate for the Education of said minors is not required as there is sufficient personal property, to pay for such education, and that therefore the County Court of Jefferson County has no authority, to order the sale of said Real Estate,

This petitioner therefore prays the Honorable Circuit Court, to order the sale of ~~the~~ ^{the interest of his said wards in} the Real Estate above described, at public or private sale, under such regulations and conditions, as the Court shall consider suited to the case, and to order that the proceeds thereof be put on interest, or, if a favorable opportunity is offered, that the same or a part thereof be invested in the purchase of other Real Estate for his said Wards.

Philip Meyer, Governor,
as aforesaid, by Henry F. Ahlborn, his
attorney.

State of Missouri
County of Jefferson 3^{es}. Philip Meyer, Curator
of the Estate of the minor heirs of Henry Katter-
man, deceased, says upon oath, that to the best
of his knowledge and belief, the foregoing peti-
tion and the matters therein stated, are true,
himself and sub-
scribed before me,
the 17 day of October,
1868.

Philip Meyer

Henry F. Ahlers
Notary public

2984
In the Circuit Court
of Jefferson County.
Winter Term 1868.

Petition
of Philip Meyer,
Curator of Estate of
minor heirs of Henry
Kattelman deceased,
for
Order of sale of Real
Estate.

Filed Nov 18th 1868,
E. D. Honey Cb,

In the Circuit Court of Jefferson County
State of Missouri, at its November Term 1868.

In the matter of a Sale of Real
Estate, belonging to the minor heirs
of Henry Kattelmann deceased, by Philip
~~Meyer~~ Curator of the Estate of said Minors

We, Philip Meyer, Curator of the Estate of the
minor Heirs of Henry Kattelmann deceased, as principal,
and Philip Fred. Langehenig, Theodore Buchting, W. H. Langehenig,
Brahn & Anderson, Henry L. Meyer, Martin Meyer, John Vinum,
Ambrose Friedrichsman, Jacob Mueller, John Mueller,
as Securities, acknowledge ourselves indebted unto the
State of Missouri for the use of the minor
heirs of said Henry Kattelmann deceased, to wit:
Nancy Emaly, Henrietta, Julius Henry, Anna Louisa,
and William Sebastian Kattelmann, in the Sum of
Twenty thousand Dollars, for the payment of which
Sum, we bind ourselves, our heirs, executors and
administrators,

Upon the following Conditions however, Whereas
the said Philip Meyer as Curator of the Estate
of said Minor Heirs of Henry Kattelmann deceased,
has petitioned the Circuit Court of Jefferson
County Missouri, for an order of the Sale of
certain real estate, described in said petition

and belonging to his said wards, and whereas
said Circuit Court is about to make the said
order, petitioned for;

Now, if said Philip Meyer, Curator as aforesaid,
shall make and conduct the Sales of the Real
Estate, described in said Petition with fidelity
to the interest of his said wards and faithfully
account for the proceeds of such Sales according
to Law, and as the order of the said Circuit
Court may require, then this bond is to be null
and void, otherwise to remain in full force and
effect.

Witness our hands and Seals this 18th
day of November A.D. 1868.
at Jefferson County Missouri.

Approved J. H. Vail, Judge.	Philipp Meyer	(Seal)
	Fred. Langehenning	(Seal)
	Theodor Brückting	(Seal)
	J. H. Lenopfmann	(Seal)
	Brubn Andersen	(Seal)
	Henry L. Meyer	(Seal)
	Martin Meyer	(Seal)
	John Meimann	(Seal)
	August Spindemann	(Seal)
	Carl Müller	(Seal)
	John Müller	(Seal)

Filed Nov 18th 1868
E. J. Honey &

Now on this day comes Philip Meyer, ~~Exec~~
Curator of the Estate of the following named
minor children and heirs of Henry Kattl-
mann deceased to wit: Nancy Emily Kat-
tmann aged 15 years, Henriette Kattmann
aged 11 years, Julius Henry Kattmann aged
6 years, Anna Laura Kattmann aged 4
years, William Sebastian Kattmann,
aged 1 year, and presents his petition
to this Court, stating,

1. that he is the curator as aforesaid,
that his said Wards are the owners
in fee simple and seized of the fol-
lowing described Real Estate, ~~which~~
~~descended to them from their father~~
~~Henry Kattmann, who died May 31st,~~
~~1868, to wit: (here insert the des-~~
~~cription of the land, as contained in~~
~~the petition)~~
2. that the above described land descended
to his said Wards from their father
Henry Kattmann, who died on the 31st
day of May 1868, subject to the dower
of the Widow of said Henry Kat-
tmann, Sarah E. Kattmann, in
~~one third of said the undivided one~~
~~third of said land~~, and stating further,
3. that the property situated on Sulphur
Springs Landing in Jefferson County

as aforesaid, consisting principally
of a steam flour mill, cannot be rent-
ed or leased to any advantage for
his said Wards, and that the same
is ^{depreciating} ~~being~~ in value as time progresses;
also that the lots in the city
of St. Louis above described, have
no buildings, erected on them, that
high taxes are to be paid continually
for them, and no rent or other benefit
is derived from them, to pay the in-
terest on the purchase money, paid
for them, and that for these and other
reasons, it would be greatly for the
benefit of his said Wards, if the
Real Estate above described, situ-
ated in the counties of Jefferson
and St. Louis, were sold, and the
proceeds put on interest or
invested in other Real Estate,
and praying the Court, to order the
sale of the interests of his said Wards
in said Real Estate, at public or
private sale, and to order that the
proceeds of such sale be put on
interest or that the same or a part
thereof be invested in the purchase
of other Real Estate,
and whereas, after a full examination

on the ~~at~~ oath of credible and dis-
interested Witnesses, it appears to
the Court, that the above statements
of the ^{curator} ~~Guardian~~ in his said peti-
tion are correct and true, and that
it ~~should be~~ for the benefit of his
said Wards, if the above described
Real Estate is sold and the pro-
ceeds applied as prayed in said
petition, and whereas said Curator
has entered into and filed a good
and sufficient bond, as the law di-
rects, with good securities for the
sum of Twenty thousand dollars,
which bond is approved by the
Court, it is therefore ordered by the
Court, that Philip Meyer, Curator
as aforesaid, proceed to sell the
~~under~~ all the right, title and interest
of his said Wards in the Real Es-
tate above described, at public
or private sale, upon condition
that at least one half of the pur-
chase money be paid at the time
of sale, and to have the same
first appraised in accordance
with the requirements of the law
and if sold at public sale, to give
notice ~~thereof~~ thereof, as the law

requires direct, and to make
Report a full Report of his pro-
ceedings touching said sale, as the
law requires, to this Court, at
the May Term 1869, and it is
further ordered, that said Curator
as directed by the ^{put the proceeds of said sale}
~~law regulating acts of Curators, and~~
an interest, or interest the same
or part thereof in other Real Es-
tate, that is available and ~~aff~~ from
which an income can be ~~made~~ derived