



Spencer Coggs
City Treasurer

James F. Klajbor
Deputy City Treasurer


Margarita M. Gutierrez
Special Deputy City Treasurer

Robyn L. Malone
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

November 29, 2023

To: Milwaukee Common Council
City Hall, Room 205

From:  Erika Martinez
Tax Collection and Enforcement Coordinator

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 3271642000
Address: 2548 2550 N 38TH ST
Owner Name: CONSISTENT ELEMENTS LLC
Applicant/Requester: CONSISTENT ELEMENTS LLC
C/O YANDELL LAW OFFICES LLC
2023-1 Inrem File
Parcel: 162
Delinquent Tax Years: 2020-2022
Case: 23-CV-001884

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 9/14/2023.

JFK/em





OFFICE OF THE CITY TREASURER
TAX ENFORCEMENT DIVISION

CITY HALL - ROOM 103 - 200 EAST WELLS STREET - MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2260 - FAX: (414) 286-3186 - TDD: (414) 286-2025

FORMER OWNER'S REQUEST TO VACATE
IN REM TAX FORECLOSURE JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

- 1. Type or print firmly with a black ballpoint pen.
2. Use separate form for each property.
3. Refer to the copy of the attached ordinance for guidelines and eligibility.
4. Administrative costs totaling \$1,670 must be paid by Cashier's Check or cash to the City Treasurer prior to acceptance of this application.
5. Complete boxes A, B, C, and D, sign, date the application, and include a copy of government issued photo ID.
6. Forward completed application to the City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS: 2548-50 N. 38th St., Milwaukee, WI
TAX KEY NUMBER: 3271642000
NAME OF APPLICANT: Consistent Elements LLC, by Yandell Law Offices, LLC D.O.B N/A
MAILING ADDRESS: Yandell Law Offices, LLC, 757 N. Broadway, Ste. 300
Milwaukee WI 53202 414.856.5358
CITY STATE ZIP CODE TELEPHONE NUMBER
EMAIL ADDRESS: ken@kby-law.com

B. WAS THE PROPERTY LISTED IN "A" ABOVE YOUR PRIMARY RESIDENCE? YES [] NO [X]
IS THE PROPERTY LISTED IN "A" ABOVE CURRENTLY OCCUPIED? YES [] NO [] Not sure

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE IN WHICH YOU HAVE AN OWNERSHIP INTEREST (If not applicable, write NONE.):
None
ADDRESS ZIP CODE
ADDRESS ZIP CODE
ADDRESS ZIP CODE
(Use reverse side, if additional space is needed.)

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached.)
YES [X] NO []

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold the City harmless from and against any cost or expense, which may be asserted against the City as a result of its being in the chain of title to the property. Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid. There are no refunds.

[Handwritten signature]

APPLICANT'S SIGNATURE: Kendrick B. Yandell, Attorney in fact DATE: 11/16/2023

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>		<u>Dollar Amount</u>
1910		Delinquent Tax Collection	
	1911	City Treasurer Costs	220.00
	1912	DCD Costs	550.00
	1913	City Clerk Costs	200.00
	1914	City Attorney Costs	500.00
	1916	DNS Costs	200.00
		Grand Total	1,670.00

Date 11/29/2023

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2023 - 1

WholeTaxkey: 327-1642-000-

Property Address: 2548 2550 N 38TH ST

Owner Name CONSISTENT ELEMENTS LLC

Applicant: CONSISTENT ELEMENTS LLC C/O YANDELL
LAW OFFICES LLC

Parcel No. 162

CaseNumber: 23-CV-001884

DOC # 11020163
 RECORDED
 09/14/2020 11:21 AM
 ISRAEL RAMON
 REGISTER OF DEEDS
 Milwaukee County, WI
 AMOUNT: 30.00
 TRANSFER FEE: 167.70
 FEE EXEMPT #:
 This document has been electronically recorded and returned to the submitter.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between USA Real Estate Investments Group, LLC

 _____ ("Grantor," whether one or more),
 and Consistent Elements LLC

 _____ ("Grantee," whether one or more).
 Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee _____ County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The South Twenty-five (25) feet of Lot Thirty-three (33), and the North Fifteen (15) feet of Lot Thirty-two (32), in Block Four (4), in Western Avenue Park, being a Subdivision of a part of the Southwest One-quarter (1/4) of Section Thirteen (13), Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Recording Area

Name and Return Address

Consistent Elements LLC
 14411 South Dixie Hwy, Suite 220
 Miami, FL 33176

327162400

Parcel Identification Number (PIN)

This is not homestead property.
 (is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and Zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and Municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing

Dated 9/2/2020
USA Real Estate Investments Group, LLC

 (SEAL) _____ (SEAL)
 * By: Richard Sharp, authorized resident agent *
 _____ (SEAL) _____ (SEAL)
 *

AUTHENTICATION

Signature(s) _____
 authenticated on _____

 *
 TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF Michigan)
Macomb COUNTY)

LAUREN M. JENKINS
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF MACOMB
) ss. MY COMMISSION EXPIRES Aug 8, 2026
 ACTING IN COUNTY OF Macomb

Personally came before me on September 2, 2020,
 the above-named Richard Sharp

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Lauren M. Jenkins
 * Lauren M. Jenkins
 Notary Public, State of Michigan
 My Commission (is permanent) (expires: August 8, 2026)

THIS INSTRUMENT DRAFTED BY:
Richard Sharp / jb

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

* Type name below signatures.

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FORM NO. 1-2003