

Hazel Dilworth
1329 N 22nd Street
Milwaukee, WI 53205

RECEIVED

OCT 16 2014

OFFICE OF
CITY ATTORNEY

CITY OF MILWAUKEE
2014 OCT 14 PM 4:23
CITY CLERK'S OFFICE

October 9, 2014

On June 20, 2014, at approx. 2:30pm, a tree fell on my house and damaged my fascia, soffits and gutters. My house is located at 1329 N. 22nd Street. Milwaukee WI 53205. I am seeking \$20,100.00 based on the estimates that I received to repair my home.

I have enclosed 3 proposals from contractors and I would like to use Anderson & Anderson Construction to repair my house. They have the best price of the 3 contractors and I have checked their references.

Thank you for reviewing my claim, if you have any questions please contact me 414-931-0629.

Thank you,

Hazel Dilworth

Hazel Dilworth

10/09/14 8-2014

REG Home Improvements

2300 West Center Street, (414) 335-9342

Proposal To: Hazel Dilworth

Proposal Date: 10/02/2014

Property Address: 1329 N. 22nd Street Milwaukee, WI 53205

Contact Number: 414-931-0629

Service Items

- Remove the roof off the house
- Install felt paper, ice and water shield & new deck boards
- Install new shingles on the house
- Install new vinyl siding
- Remove the fascia boards and soffit boards
- Install, frame, prime & paint the new fascia boards and soffit boards
- Haul away all the debris in (2) dumpsters

Project Total : \$25,000.00

(Sign) REG Home Improvements:

Date:

City of Milwaukee for Hazel Dilworth
(Sign)

Date:

C&T Construction

"One Stop for the Entire House"

C&T Construction is proposing on 10/6/14 to remove the roof and replace the roof at the property belonging to Ms. Hazel Dilworth at the location of 1329 N. 22nd Street, Milwaukee, WI 53205. Included in the roof replacement, One Stop Construction will also remove the rotten fascia and soffit boards and install new siding. All garbage will be removed from the property and daily cleaning will occur each project date. The projected project costs for these services to be rendered are as follows: \$22,700.00 for labor and materials. This proposal is a legal binding agreement between C&T Construction and the City of Milwaukee on behalf of Ms. Hazel Dilworth. Once this proposal is signed by all responsible parties it will become a contract.

C/O City of Milwaukee and

Ms. Hazel Dilworth (Sign Below)

Date

C&T Construction (Sign Below)

Date



**ANDERSON & ANDERSON
Construction, LLC**

1850 N. MLK Dr. Suite 203, Milwaukee, WI 53212

Ph: 414-264-5088 Fax: 414-264-1690

Hazel Bell Dilworth

1329 N. 22nd Street

Milwaukee, WI 53205

(414) 931-0629

RECEIVED

Proposal

OCT 16 2014

October 6, 2014

OFFICE OF
CITY ATTORNEY

Description

Roof Replacement
Tear off all the existing roofing layers on the house and front porch
Install 1/2" OBS Boards
Install ice and water shield
Install 15lb felt paper
Install lifetime dimensional shingles (owner's choice of color)
Total Labor and Materials: \$7,400.00
Install new gutters and downspouts
Total Labor and Materials: \$900.00
Remove the existing fascia and soffit (60 LF)
Total Labor and Materials: \$300.00
Remove the existing soffit (60 LF)
Total Labor and Materials: \$300.00
Install and frame new fascia (60 LF)
Total Labor and Materials: 1,200.00
Install and frame new soffit (60 LF)
Total Labor and Materials: \$1,200.00
Prep the area for painting all trim boards
Prime and paint the fascia and soffit
Total Labor and Materials: \$2300.00
Remove all project debris from property with 2 dumpsters 30 yard dumpsters
Total Labor and Materials: \$500.00
Install double 4 vinyl siding
Total Labor and Materials: \$6,000.00
Thoroughly clean property daily
Note: Property was damaged by a tree per responsibility of the City of Milwaukee
Total Labor and Materials for all Services: \$20,100.00
Payment Terms: 1/2 down to start, 1/4 of remaining balance due at mid-point final balance due upon completion. Please make all checks payable to: Anderson and Anderson Construction, LLC.
Proposal Note: Each estimate is compiled base on our professional opinion. All estimates are submitted with the intent to repair or remodel the property. Line items may be modified, added or deleted to meet the needs of the property owner and or the city of Milwaukee, before signing this document. Labor and material price includes permits for all building construction, plumbing, electrical work as required.

Acceptance of Proposal and Notice of Lien Rights

Anderson & Anderson Construction, LLC is licensed, bonded and insured. This agreement must be signed by both parties before any work can begin. Upon signing this proposal it becomes a legal and binding contract. Anderson & Anderson Construction, LLC reserves the right to cancel the contract for non payment. All work is guaranteed for one (1) year, unless otherwise stated. Subcontractors/workers that are contracted with Anderson & Anderson Construction, LLC are not to receive any work from the property owner within one (1) year of the start and /or completion date of the contract. If the subcontractor/worker agrees to and performs any work at the above address and or for this property owner at any other addresses this violates the terms of the agreement and legal action with be taken to recover any monies paid to the subcontractor/worker.

Signing this proposal also gives Anderson & Anderson Construction, LLC permission to use before and after pictures on our website and in printed materials. As required by Wisconsin construction lien law, contractor hereby notifies owner's land may have lien or companies furnishing labor or materials for the construction on owner's land and buildings. Anderson & Anderson Construction, LLC reserves the right to place a lien on the homeowner's property to collect unpaid portions of the bill. If the total amount due is not paid within 3 days of the completion or inspection of the project interest will calculate at a rate of 1.68% of the balance every five days until total amount is paid.

Hazel Bell Dilworth

Anderson & Anderson Construction, LLC

Date

Date

City of Milwaukee (Responsible Party)

Date



OFFICE OF THE CITY CLERK
Milwaukee, Wisconsin

INSTRUCTIONS FOR FILING A CLAIM AGAINST THE CITY OF MILWAUKEE

To file a claim against the City a claimant must comply with Section 893.80(1), Wis. Stats., a copy of which is printed at the bottom of this instruction sheet. Generally the statute requires the claimant to submit to the City Clerk:

1. A document stating the circumstances of the claim which must be signed by the claimant, or his/her agent or attorney. This document should be filed within 120 days of the event.
2. A document stating the address of the claimant and a statement of the relief sought. If money damages are sought, a specific sum must be stated.

(The above information may be combined in a single document.)

The following information should also be submitted to allow the City to promptly act on your claim:

1. Proof of the amount of the claim by means of either itemized receipts or two itemized estimates.
2. A phone number where the claimant can be reached during business hours as well as the claimant's e-mail address, if any.
3. As detailed a description of the incident as possible, including the date, time and place.

All information should be submitted to:

City Clerk
ATTN: CLAIMS
200 E. Wells St., Room 205
Milwaukee, WI 53202-3567

ADDITIONAL INFORMATION

Before you can file a lawsuit against the City of Milwaukee for reimbursement, State law requires that you first follow the claim procedures established by the City Clerk:

Filing a claim against the City does not automatically guarantee reimbursement from the City. However, the City examines each claim on an individual basis in determining if reimbursement is legally required.

In order to obtain reimbursement for a claim against the City, you must prove that the City or its employees acted unlawfully or negligently.

Only the City Attorney or the Common Council and the Mayor can authorize payment of a claim against the City. Any other representations made by City employees are not legally binding on the City.

893.80 Claims against governmental bodies or officers, agents or employees; notice of injury; limitation of damages and suits. (1) Except as provided in subs. (1g), (1m), (1p) and (8), no action may be brought or maintained against any volunteer fire company organized under ch. 213, political corporation, governmental subdivision or agency thereof nor against any officer, official, agent or employee of the corporation, subdivision or agency for acts done in their official capacity or in the course of their agency or employment upon a claim or cause of action unless:

(a) Within 120 days after the happening of the event giving rise to the claim, written notice of the circumstances of the claim signed by the party, agent or attorney is served on the volunteer fire company, political corporation, governmental subdivision or agency and on the officer, official, agent or employee under s. 801.11. Failure to give the requisite notice shall not bar action on the claim if the fire company, corporation, subdivision or agency had actual notice of the claim and the claimant shows to the satisfaction of the court that the delay or failure to give the requisite notice has not been prejudicial to the defendant fire company, corporation, subdivision or agency or to the defendant officer, official, agent or employee; and

(b) A claim containing the address of the claimant and an itemized statement of the relief sought is presented to the appropriate clerk or person who performs the duties of a clerk or secretary for the defendant fire company, corporation, subdivision or agency and the claim is disallowed.

Assessment Detail and Listing Characteristics

Taxkey	Premise Address	Nbhd	Plat	Assessment County	Class
3641352000	1329 N 22ND ST	3040	36414	Milwaukee	Residential

Ownership Information	Conveyance	Assessment Information	
DEANGELO TROTTER 7447 S SOUTHSORE DR # 5B CHICAGO IL 60649	Deed Type TD Date 2013-08-09 Fee 30.00 <i>Name Change: 2013-11-01</i>	Year Current Land 2300 Imprv 8000 Total 10300	Previous 2300 8000 10300

Org Year	Drop Year	Zoning	Ald. District	Census
		RT4	4	???-???

Legal Description

LYNDE'S ADD'N NO 2 IN SW 1/4 SEC 19-7-22 BLOCK 5 LOT 26

Dwelling is a 1.5 Story Cottage having 1069 sqft of finished living area

Dwelling Units	1	1st Flr	595	Bedrooms	2
Year Built	1900	2nd Flr	0	Baths	1
Heating	WARM AIR	3rd Flr	0	Half Baths	0
Airconditioned	NO	Attic	0	RecRoom	NO
Exterior Wall	FRAME	Half Story	474	FirePlaces	0
Basement Type	FULL 595 sqft	Basement	0		

Garages and Other

None Listed

Lot Entries

Lot Size 30.00 X 127.00

[Recent Permits](#)
 [Owner History](#)
 [Sale History](#)
 [Assessment History](#)
 [Tax Balance](#)
 [About Site](#)

Data Provided By Assessor Query From: 199.196.86.144

Owner History Information For 3641352000

DOCUMENT DATE: 1973-11-01 REEL/IMAGE: 0-0 DOC.TYPE: WD FEE: 2.50
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SELLER: BUYER: NORMAN E TATROW MARIE E TATROW CORP SELLER: CORP BUYER:

DOCUMENT DATE: 2000-05-17 REEL/IMAGE: 0-7913335 DOC.TYPE: AS FEE: 0.00

SELLER: NORMAN E TATROW & MARIE E TATROW BUYER: NORMAN E TATROW CORP SELLER: CORP BUYER:

DOCUMENT DATE: 2000-05-17 REEL/IMAGE: 0-7913337 DOC.TYPE: WD FEE: 0.00

SELLER: NORMAN E TATROW BUYER: MARY ANN C HANNEMAN TRSTEE OF NORMAN E TATROW REVOCABLE TRUST CORP SELLER: CORP BUYER:

DOCUMENT DATE: 2013-08-09 REEL/IMAGE: 0-0 DOC.TYPE: TD FEE: 30.00

SELLER: MARY ANN C HANNEMAN TRSTEE OF NORMAN E TATROW REVOCABLE TRUST BUYER: DEANGELO TROTTER CORP SELLER: CORP BUYER:
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Recent Permits	Owner History	Assessment History	Tax Balance	About Site
Data Provided By Assessor				

City Of Milwaukee	eRetr Wisconsin Real Estate Transfer Returns
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Document (Reel/Img)	Date Recorded	DLN	Physical Description
10286941	2013-08-27	201307279986038	Land, Buildings Use: Single Family

xFer Type	\$ Value	\$ Subjected	Fee	Conveyance	Date	Finance	Misc
Sale	10000	10000	30.00	Other	2013-08-09	None	
Trustee's Deed							

Taxkey	Address	Split	Pri-Res	Survey Map
364-1352-007	1329 N. 22nd Street	No	Yes	[Sub] [Lot] [Blk]

Legal Description	
▲	Lot 26, Block 5, Lynde's Addition No. 2, in the Southwest 1/4 of Section 19, Town 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin

Grantor		Type	Explanation
The Norman E. Tatrow Revocable Trust u/a dated April 16 2000	Entity	Trust	
2222 N. 71st Street	Relationship	None	
Wauwatosa, Wisconsin 53213	Transfer	Full	
	Retention	None	

Grantee		Type	Explanation
Deangelo Trotter	Entity	Individual	
7447 S. Southshore Drive, Apt. 5B			
Chicago, Illinois 60649			

TaxBill Address
Deangelo Trotter 7447S. Southshore Drive, Apt. 5B Chicago, Illinois60649









