



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**

April 9, 2019

To: Milwaukee Common Council  
City Hall, Room 205

From:  James F. Klajbor  
Deputy City Treasurer

Re: Request for Vacation of Inrem Judgment  
Tax Key No.: 3090323000  
Address: 2854 N 28TH ST  
Owner Name: INGERSOL FINANCIAL, LLC C/O BCHH INC  
Applicant/Requester: INGERSOL FINANCIAL, LLC C/O BCHH  
INC  
2018-3 Inrem File  
Parcel: 118  
Delinquent Tax Years: 2015-2018  
Case: 18-CV-008737

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

The City of Milwaukee acquired this property on 2/21/2019.

JFK/em





# OFFICE OF THE CITY TREASURER

CITY HALL - ROOM 103 • 200 EAST WELLS STREET • MILWAUKEE, WISCONSIN 53202  
TELEPHONE: (414) 288-2280 • FAX: (414) 288-3188 • TDD: (414) 288-2025

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

### FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with a black ball point pen.
2. Use separate form for each property.
3. Refer to the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem tax foreclosure judgment to the date of receipt of the request by the City Clerk.
4. Administrative costs totaling \$1,370 must be paid by Cashier's Check or cash to the Office of the City Treasurer prior to acceptance of this application.
5. Complete boxes a, b, c, and d and sign and date application.
6. Forward completed application to the City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

### APPLICANT INFORMATION:

A. PROPERTY ADDRESS: 2854 N 28th Street

TAX KEY NUMBER: 309 0323000

NAME OF APPLICANT: Ingersoll Financial, LLC (BCHH, Inc. as agent)

MAILING ADDRESS: 1101 Lake Destiny Road

<u>Maitland</u>	<u>FL</u>	<u>32751</u>	<u>(412) 275-3720 x 368</u>
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

B. WAS THE PROPERTY LISTED IN "A" ABOVE YOUR PRIMARY RESIDENCE? YES  NO

IS THE PROPERTY LISTED IN "A" ABOVE CURRENTLY OCCUPIED? YES  NO

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  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.

APPLICANT'S SIGNATURE:

DATE:

03/21/2019

4-8-2019

Please also notify:

BCHH, Inc

Attn: Chris Cianni

181 Montour Run Rd,

Coraopolis, PA 15108

## Martinez, Erika

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**From:** Sullivan, Kevin  
**Sent:** Wednesday, April 3, 2019 9:21 AM  
**To:** Martinez, Erika  
**Subject:** RE: question on application

Thanks, Erika. The requesting party has provided a copy of a deed, signed and notarized, bearing a date prior to the tax foreclosure judgment. Although not recorded at that time, such a deed would be effective, as between the grantor and grantee, to convey an ownership interest. Since the deed ultimately was recorded prior to the time of the request, the requesting party's interest was of record at the time of the request. Accordingly, the Treasurer's Office can accept this request as coming from "the former owner of record" per MCO 304-50(1).

Kevin P. Sullivan  
Assistant City Attorney  
[ksulli@milwaukee.gov](mailto:ksulli@milwaukee.gov)  
414/286-2625

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**From:** Martinez, Erika  
**Sent:** Wednesday, April 03, 2019 8:27 AM  
**To:** Sullivan, Kevin  
**Subject:** question on application  
**Importance:** High

can we accept the attached application? We acquired the property on 2/21/19. They signed the deed on 7/3/18, however the deed was recorded on 3/18/19. Do they need to fill out the interested party application?

Thanks,

*Erika Martinez*

**Tax Collection and Enforcement Coordinator**  
Office of the City Treasurer  
City Hall, Room 103  
200 East Wells Street  
Milwaukee, Wisconsin 53202

Telephone: (414) 286-2260  
Fax: (414) 286-3186  
E-Mail: [emarti@milwaukee.gov](mailto:emarti@milwaukee.gov)

On the Web: <http://www.milwaukee.gov/treasurer>

4



8 0 5 4 1 0 5 4  
Tx:40352447

QUIT CLAIM DEED

Document Number

Document Title

**DOC. # 10855467**

**RECORDED:**

**03/18/2019 12:16 PM**

**JOHN LA FAVE**

**REGISTER OF DEEDS**

**MILWAUKEE COUNTY, WI**

**AMOUNT: 30.00**

**FEE EXEMPT #:**

**TRANSFER TAX: 3.00**

Recording Area

Name and Return Address

BCHH, Inc.

181 Montour Run Road

Coraopolis, PA 15108

File No. 27000-BK3

3090323000

Parcel Identification Number (PIN)

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**QUITCLAIM DEED**

**After Recording, Send To:**

BCHH, Inc.  
181 Montour Run Road  
Coraopolis, PA 15108  
Commitment Number: 27000-BK3

**PARCEL IDENTIFICATION NUMBER: 3090323000**

**This instrument prepared by:**

Jay A. Rosenberg, Esq., Member Wisconsin Bar, Rosenberg LPA, Attorneys At Law, 3805  
Edwards Rd, Suite 550, Cincinnati, OH 45209, Phone: (513) 247-9605 Fax: (866) 611-0170.

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**B J Home Services Inc., a Florida profit corporation, of 311 Fillmore Ave, Orlando, FL 32809, hereinafter grantor, for \$1,000.00 (One Thousand Dollars and Zero Cents) in consideration paid, grants and quitclaims to Ingersoll Financial, LLC, a Florida limited liability company, hereinafter grantee, whose tax mailing address is 1101 Lake Destiny Road, Suite 450, Maitland, FL 32751, the following real property:**

**The following described premises situated in the County of Milwaukee and State of Wisconsin, to-wit:**

**Lot 34, together with the vacated West 5 feet of the alley adjoining on the East, Block 7, Cawker's Subdivision "A" in the Northeast 1/4 of Section 13, Town 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.**

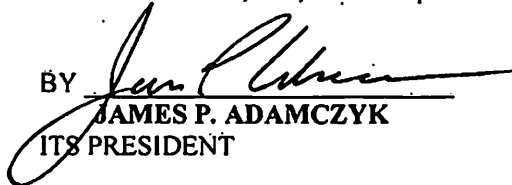
**Property commonly known as 2854 N 28th St, Milwaukee, WI 53212**

**Parcel No. 3090323000**

**Prior instrument reference: Document No. 10759174**

Executed by the undersigned on July 3rd, 2018:

BJ Home Services, Inc., a Florida profit corporation

BY   
JAMES P. ADAMCZYK  
ITS PRESIDENT

STATE OF FLORIDA }

COUNTY OF ORANGE }

The foregoing instrument was acknowledged before me on July 3rd, 2018 by JAMES P. ADAMCZYK, acting as President on behalf of BJ Home Services, Inc., a Florida profit corporation, who is personally known to me or has produced Florida Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.



EDWARD JESSE FORE  
MY COMMISSION # GG 003954  
EXPIRES: July 2, 2020  
Bonded Thru Budget Notary Services

  
Notary Public

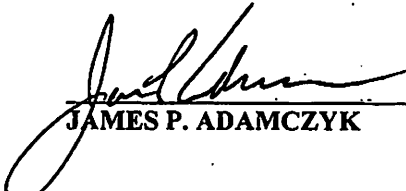
My Commission Expires: July 2, 2020

**AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared James P. Adamczyk, who being by me first duly sworn, on oath deposes and says that:

1. He is the President and authorized signor for BJ Home Services, Inc., a Florida profit corporation
2. Said Corporation is currently in existence and has not been terminated or dissolved.
3. He is authorized by the Articles of Incorporation, By-Laws (as amended) and/or by Corporate Resolution to execute deeds on behalf of said Corporation, and all necessary consents have been obtained.
4. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by individual state law for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this Affidavit and understands its contents.

Affiant further sayeth not.

  
\_\_\_\_\_  
JAMES P. ADAMCZYK

STATE OF FLORIDA            }

COUNTY OF ORANGE        }

Sworn and subscribed before me, this 3rd day of July, 2018 by JAMES P. ADAMCZYK, acting as President on behalf of BJ Home Services, Inc., a Florida profit corporation, who is personally known to me or has produced Florida Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument, and who did take an oath.



EDWARD JESSE FORE  
MY COMMISSION # GG 003954  
EXPIRES: July 2, 2020  
Bonded Thru Budget Notary Services

  
Notary Public  
My Commission Expires: July 2, 2020



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	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	<b>1,370.00</b>

Date 4/8/2019

**Comments for Treasurer's Use Only**

Administrative Costs - Request for Vacation of Judgment

File Number: 2018 - 3  
WholeTaxkey: 309-0323-000-  
Property Address: 2854 N 28TH ST  
Owner Name INGERSOL FINANCIAL, LLC  
C/O BCHH INC  
Applicant: INGERSOL FINANCIAL, LLC C/O BCHH INC  
Parcel No. 118  
CaseNumber: 18-CV-008737