



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 22, 2022

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.: 5521553000
Address: 2302 W HOWARD AV
Owner Name: IRENE GENEVIEVE RANDALL JAMES R
RANDALL
Applicant/Requester: TUDOR VILLAGE OWNERS
ASSOCIATION INC ATTN ATTY JOHN ARAETTINGER
2022-1 Inrem File
Parcel: 187
Delinquent Tax Years: 2019-2021
Case: 22-CV-002281

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

The City of Milwaukee acquired this property on 08/30/2022.

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

**INTERESTED PARTY'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. 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 City Treasurer prior to acceptance of this application.
5. Complete boxes A, B, C, and D, sign, and date the application.
6. Forward completed application to the City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS: 2302 West Howard Avenue

TAX KEY NUMBER: 552-1553-000

NAME OF APPLICANT: Tudor Village Owners Association, Inc.

MAILING ADDRESS: c/o Attorney John A. Graettinger
12750 West North Avenue

Brookfield WI 53005 (262) 432-1272

CITY STATE ZIP CODE TELEPHONE NUMBER

EMAIL ADDRESS: jagraettinger@gmail.com

B. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE IN WHICH THE FORMER OWNER HAD AN OWNERSHIP INTEREST (If not applicable, write NONE.):

None

<u>ADDRESS</u>	<u>ZIP CODE</u>
<u>ADDRESS</u>	<u>ZIP CODE</u>
<u>ADDRESS</u>	<u>ZIP CODE</u>
<u>ADDRESS</u>	<u>ZIP CODE</u>
<u>ADDRESS</u>	<u>ZIP CODE</u>

(Use reverse side, if additional space is needed.)

C. HAS WRITTEN CONSENT BEEN GIVEN TO THE APPLICANT BY THE FORMER OWNER TO REQUEST VACATION OF THE CITY'S IN REM TAX FORECLOSURE JUDGMENT?

YES Attach documentation. Go to Section G.

NO You must complete Sections D, E, and F.

D. WHAT EFFORTS WERE UNDERTAKEN BY THE APPLICANT TO SECURE THE WRITTEN CONSENT OF THE FORMER OWNER TO APPLY FOR THE VACATION OF THE CITY'S IN REM TAX FORECLOSURE JUDGMENT?

See attached STATEMENT.

E. WHY WAS THE APPLICANT UNABLE TO SECURE THE REQUIRED WRITTEN CONSENT OF THE FORMER OWNER PRIOR TO APPLYING FOR THE VACATION OF THE CITY'S IN REM TAX FORECLOSURE JUDGMENT?

See attached STATEMENT.

F. WHY IS IT IN THE BEST INTEREST OF THE CITY TO WAIVE THE REQUIREMENT THAT THE WRITTEN CONSENT OF THE FORMER OWNER BE ACQUIRED BY THE APPLICANT IN ORDER TO APPLY FOR THE VACATION OF THE CITY'S IN REM TAX FORECLOSURE JUDGMENT? IN RESPONDING TO THIS QUESTION, PLEASE EXPLAIN YOUR PLANS FOR THE PROPERTY, INCLUDING YOUR PLANS FOR ITS MAINTENANCE, REUSE, OR DISPOSITION.

See attached STATEMENT.

G. IS THE PROPERTY LISTED IN SECTION "A" CURRENTLY VACANT? YES NO

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

I. IS THE APPLICATION COMPLETE AND HAS THE REQUIRED SUPPORTING DOCUMENTATION BEEN PROVIDED?
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.

Tudor Village Owners Association, Inc.

APPLICANT'S SIGNATURE: By: Mark Watkins DATE: 11/21/2022

APPLICANT'S NAME: Mark Watkins

APPLICANT'S TITLE: President

STATEMENT

Introduction

Tudor Village Owners Association, Inc. is the Applicant. The “request to vacate” has been executed by Mark Watkins in his capacity as Applicant’s president.

Applicant is the association of unit owners under Wisconsin Statutes Chapter 703 for Tudor Village Condominium (hereinafter the Condominium) located in Milwaukee County, Wisconsin. The Condominium consists of 42 residential units together with common elements. As confirmed by the letter report attached as Exhibit 1, Irene Genevieve Randall, James R. Randall and Robert L. Randall (hereinafter collectively the Randalls) are the titled owners of record of a unit which is part of the Condominium having property address of 2302 West Howard Avenue, Milwaukee, Wisconsin (hereinafter the Property). Each of the Randalls is deceased as confirmed by the death certificates attached as Exhibit 2. The last of the Randalls died August 12, 2019.

As unit owner in the Condominium, the Randalls and their estates continued to have a duty to pay the Applicant condominium assessments. The assessments are used by the Applicant to pay the common expenses of the Condominium (e.g., insurance, common element maintenance expenses, etc.) for the benefit of all 42 unit owners. Attached as Exhibit 3 is a statement of account setting forth the unpaid condominium assessments (a/k/a fees and late fees) due from the Randalls payable to the Applicant for the period from July 1, 2019 thru June 1, 2022; the balance due thru January 1, 2021 is \$4,710. No payments have been received by Applicant from or on account of the Randalls since the beginning of July 2019. Additional assessments have accrued after May 1, 2021 and are payable. Pursuant to Wisconsin Statutes §703.165, Applicant filed with the Milwaukee County Clerk of Courts on June 9, 2021, a Statement of Condominium Lien relating to the \$4,710.00 due through January 1, 2021; see attached Exhibit 4.

On June 1, 2022, Applicant commenced a condominium lien foreclosure action against the Property in accordance with the provisions of Wisconsin Statutes §703.165 (hereinafter the Foreclosure Action). A copy of the Summons and Complaint as filed is attached as Exhibit 5. Because a review of Wisconsin CCAP records confirmed that no probate administration had been commenced with respect to any of the Randalls, Attorney Christopher M. Hueneke was appointed as special administrator by the Milwaukee County probate court for purposes of receiving service of process on behalf of each of the Randall's estates. In conjunction with the Foreclosure Action, a Lis Pendens was recorded with the Milwaukee County Register of Deeds (see attached Exhibit 6) giving notice of Applicant's lien rights.

At the time of commencing the Foreclosure Action, Applicant was not aware of Milwaukee's *in rem* tax foreclosure proceeding with respect to the Property. Applicant first became aware of Milwaukee's *in rem* tax foreclosure proceeding in September 2022 while preparing motion papers to seek a judgment of condominium lien foreclosure against the Property in conjunction with Applicant's Foreclosure Action.

Applicant has now obtained a **judgment** of foreclosure with respect to the Applicant's condominium lien interest in the Property (hereinafter the Judgment); see attached Exhibit 7. The Judgment permits Applicant to proceed with a sheriff's sale at any time after five (5) weeks from the date of entry of the Judgment. Except for Milwaukee's priority claims for real estate taxes, no other lien claim has priority over Applicant's Judgment (e.g., there is no mortgage against the Property, and defendant Wisconsin's claim has been found to be subordinate to Applicant's lien rights).

If Applicant is granted an order vacating Milwaukee's *in rem* foreclosure judgment, Applicant anticipates scheduling a sheriff's sale of the Property as soon as possible. Based on the Milwaukee assessor's records (see attached Exhibit 8), Applicant believes the value of

the Property to be in excess of \$50,000. Any purchaser of the Property at the sheriff's sale would be responsible to bring all delinquent taxes current. Alternatively, Applicant is prepared to bring the taxes current as a condition precedent to obtaining the vacating of Milwaukee's *in rem* foreclosure judgment. Bottom line, Applicant expects that the confirmation of any sheriff's sale will result in net proceeds which will be adequate to bring the condominium assessments presently unpaid with respect to the Property current or substantially current. Such net proceeds will then be available for use by the Applicant for the benefit of all 42 unit owners at the Condominium.

D. What efforts were undertaken by the applicant to secure the written consent of the former owner to apply for the vacation of the city's *in rem* tax foreclosure judgment?

As confirmed in the "Introduction" above, the owners of record of the Property are all deceased, and that except for the special administration proceedings, no probate proceedings were or are presently pending in Milwaukee County. As such, there was no ability for Applicant to secure such written consents.

E. Why was the applicant unable to secure the required written consent of the former owner prior to applying for the vacation of the city's *in rem* tax foreclosure judgment?

As confirmed in the "Introduction" above, the owners of record of the Property are all deceased, and that except for the special administration proceedings,

no probate proceedings were or are presently pending in Milwaukee County. As such, there was no ability for Applicant to secure such written consents.

F. Why is it in the best interest of the city to waive the requirements that the written consent of the former owner be acquired by the applicant in order to apply for the vacation of the city's in rem tax foreclosure judgment? In responding to this question, please explain your plans for the property, including your plans for its maintenance, reuse or disposition.

Applicant as the association of unit owners for Tudor Village Condominium (i.e., the Condominium in which the Property is a unit) anticipates selling the Property at sheriff's sale to a new owner which will result in net proceeds which will benefit all 42 unit owners in the Tudor Village Condominium. A new unit owner of the Property will result following the Court's confirmation of the sheriff's sale. The new owner would then be responsible for the payment of any unpaid and future real estate taxes. Alternatively, Applicant is willing to bring the tax arrearage account current, if necessary, to obtain the consent of Milwaukee to vacate its *in rem* judgment of tax foreclosure. The failure of Milwaukee to vacate its *in rem* judgment will result in the Applicant condominium association losing any legal right it has to recover the delinquent assessments attributable to the Property; this will result in significant harm to the remaining other unit owners at Tudor Village Condominium.

3/8/22



**CHICAGO TITLE
COMPANY**

20825 Swenson Dr., Suite 200
Waukesha, WI 53186
Phone: (262)796-3800 / Fax: (262)796-3888

John Graettinger, Attorney At Law
12750 W North Avenue Suite B
Brookfield, WI 53005
Attn: John Graettinger

Letter Report No.: RE-32122
Customer Ref. No.: Revised 3/29/2022

Dear Sir/Madam:

We find that the grantee(s) named in the latest recorded conveyance of the real estate described below (is) (are):

Irene Genevieve Randall, James R Randall and Robert L Randall

Legal Description:

Unit No. 2302, together with an undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in Tudor Village Condominium, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, dated May 26, 1981 and recorded in the Register of Deeds office for Milwaukee County, on May 29, 1981, on Reel 1378, Images 917 to 932 inclusive, as Document No. 5478392, and Amendment of Declaration of Condominium as recorded in the Register of Deeds office for Milwaukee County, on July 30, 1984, on Reel 1664, Images 562 to 564, inclusive, as Document No. 5737967, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Incorporated herein by this reference thereto is the real estate described in and subject to said Declaration which is located in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No.: 552-1553-000

Property Address: 2302 W Howard Avenue

This report is limited to those matters appearing subsequent to the date of the latest conveyance of record.

Real Estate Mortgages and/or Leases:

NONE

Docketed Judgments, State and Federal Tax Liens and Construction Liens Appearing Against the Grantee(s) in the Latest Recorded Conveyance:

Medical Assistance Lien dated August 1, 2019 and filed of record on August 8, 2019 as Document No. 10896219, by State of Wisconsin Department of Health Services, against the real property owned by James Randall in the amount of \$59,935.08.

Condominium Lien filed in the Office of the Clerk of the Circuit Court on June 9, 2021, as No. 2021CO000149, by Tudor Village Owners Association, Inc., c/o Condominium Services, Inc., S96W12972 Claude Harmon Circle, Muskego, WI 53150, against Robert L. Randall, James R. Randall and Irene Genevieve Randall, 2302 West Howard Avenue, Milwaukee, WI 53221, in the sum of \$4,710.00, affecting the subject premises.

Outstanding Real Estate Taxes:

Unpaid delinquent taxes for the year 2019 in the amount of \$1,383.94, exclusive of fees and interest.

Handwritten note: and 3/8/22

EXHIBIT !

Unpaid delinquent taxes for the year 2020 in the amount of \$1,390.46, exclusive of fees and interest.

Unpaid delinquent taxes for the year 2021 in the amount of \$1,401.92, exclusive of fee and interest.

Dated this 8th day of March, 2022 at Milwaukee County, Wisconsin, the effective date hereof.

This Report is for informational purposes only. This report is not an abstract of title or a title insurance commitment or policy and should not be relied upon in place of such. It is not the intention of Chicago Title Company to provide any type of express or implied warranty, guaranty, or indemnity with respect to the accuracy or completeness of the information contained in the report. If this report is to be used by the customer as the search required in order for the customer to issue a title insurance commitment or policy, or if the information contained in this report is resold, the customer does so at their own risk. In order to obtain information from the company which will carry the full liability of a title insurance commitment or policy, Chicago Title Company will issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the Office of the Commissioner of Insurance.

Sincerely,
CHICAGO TITLE COMPANY

Dena Krueger

Dena J Krueger
Residential Examiner
dena.krueger@ctt.com

EXHIBIT 1 (CONT.)

STATE OF WISCONSIN
DEPARTMENT OF HEALTH SERVICES
ORIGINAL CERTIFICATE OF DEATH
FACT OF DEATH

STATE FILE DATE: MARCH 28, 2019
STATE FILE NUMBER: 2019012297

1 DECEASED'S NAME First IRENE			2 Middle GENEVIEVE			3 Last RANDALL			4 SOCIAL SECURITY NUMBER 473-24-7413		5 DATE PROBATION FILED MARCH 24, 2019		
6 TIME PROBOUNDED DEATH 20:30		7 AGE 94 YEARS		8 DATE OF BIRTH APRIL 25, 1924		9 SEX FEMALE		10 CITY, VILLAGE, OR TOWNSHIP OF DEATH GREENFIELD (CITY)			11 COUNTY OF DEATH MILWAUKEE		
12 PLACE OF DEATH NURSING HOME - HOSPICE CARE				13 FACILITY NAME AND ADDRESS OF DEATH HOMETOWN HOSPICE AND HOME CARE SOUTHPOINTE HEALTHCARE CENTER 4500 W LOOMIS RD									
14 RESIDENCE ADDRESS 4500 W LOOMIS RD				15 RESIDENCE CITY, VILLAGE, OR TOWNSHIP GREENFIELD (CITY)				16 RESIDENCE COUNTY MILWAUKEE		17 RESIDENCE STATE WISCONSIN			
18 MARITAL STATUS WIDOWED		19 WIDOWED/STIC PARTNERSHIP NO		20 SURVIVING SPOUSE'S BIRTH NAME				21 STATE OF BIRTH MINNESOTA		22 DECEASED'S BIRTH LAST NAME SVENBY			
23 FATHER'S BIRTH NAME UNKNOWN SVENBY						24 MOTHER'S BIRTH NAME UNKNOWN UNKNOWN							
25 DECEASED'S NAME JUANITA RANDALL						26 DECEASED'S MARITAL ADDRESS 5004 S HERITAGE DR UNIT 103, GREENFIELD, WI 53220							
27 NAME AND ADDRESS OF FUNERAL FACILITY CHURCH AND CHAPEL FUNERAL SERVICE, 1575 N CALHOUN RD, BROOKFIELD, WI 53005								28 FUNERAL DIRECTOR'S NAME LORBECKI, MICHELLE		29 DATE SIGNED MARCH 27, 2019			
30 TYPE OF MEDICAL CERTIFIER PHYSICIAN		31 MEDICAL CERTIFIER'S NAME AND TITLE STEVE CHANG, MD								32 DATE SIGNED MARCH 27, 2019			
33 TIME OF DEATH MARCH 24, 2019		34 TIME OF DEATH (24hr) 20:30		35 MEDICAL CERTIFIER'S MAILING ADDRESS 12555 W NATIONAL AVE, STE 200, NEW BERLIN, WI 53151									

3975373

EXHIBIT 2

NO AMENDMENTS PRESENT

I certify that this document contains a true and correct reproduction of facts on file with the Wisconsin Vital Records Office.

20960843

Date Issued: AUGUST 16, 2021



[Signature]
STATE REGISTRAR OF VITAL RECORDS



STATE OF WISCONSIN
 DEPARTMENT OF HEALTH SERVICES
 ORIGINAL CERTIFICATE OF DEATH
 FACT OF DEATH

STATE FILE DATE: MAY 15, 2019
 STATE FILE NUMBER: 2019019300

1. DECEASED'S NAME JAMES RICHARD RANDALL		4. SOCIAL SECURITY NUMBER 393-44-0031		5. DATE RECORDING INITIATED MAY 12, 2019	
2. DATE OF BIRTH FEBRUARY 25, 1945		7. SEX MALE		9. COUNTY OF DEATH MILWAUKEE	
3. PLACE OF BIRTH MILWAUKEE (CITY)		11. PLACE OF DEATH NURSING HOME - HOSPICE CARE		15. DECEASED'S STATE WISCONSIN	
13. RESIDENT CITY, TOWNSHIP OR COUNTY MILWAUKEE (CITY)		14. RESIDENCE COUNTY MILWAUKEE		16. DECEASED'S BIRTH DATE RANDALL	
17. MARRIAGE STATUS NO		18. DECEASED'S BIRTH DATE IRENE GENEVIEVE SVENBY		19. DECEASED'S BIRTH DATE MAY 15, 2019	
20. DECEASED'S BIRTH DATE KIM MCCASLAND		21. DECEASED'S BIRTH DATE JELACIC, THOMAS M		22. DECEASED'S BIRTH DATE MAY 15, 2019	
23. DECEASED'S BIRTH DATE JELACIC, THOMAS M		24. DECEASED'S BIRTH DATE JELACIC, THOMAS M		25. DECEASED'S BIRTH DATE MAY 15, 2019	
26. DECEASED'S BIRTH DATE KRISHNA PANDEY, MD		27. DECEASED'S BIRTH DATE KRISHNA PANDEY, MD		28. DECEASED'S BIRTH DATE MAY 15, 2019	
29. DECEASED'S BIRTH DATE MAY 12, 2019		30. DECEASED'S BIRTH DATE MAY 12, 2019		31. DECEASED'S BIRTH DATE MAY 12, 2019	
32. DECEASED'S BIRTH DATE MAY 12, 2019		33. DECEASED'S BIRTH DATE MAY 12, 2019		34. DECEASED'S BIRTH DATE MAY 12, 2019	
35. DECEASED'S BIRTH DATE MAY 12, 2019		36. DECEASED'S BIRTH DATE MAY 12, 2019		37. DECEASED'S BIRTH DATE MAY 12, 2019	
38. DECEASED'S BIRTH DATE MAY 12, 2019		39. DECEASED'S BIRTH DATE MAY 12, 2019		40. DECEASED'S BIRTH DATE MAY 12, 2019	
41. DECEASED'S BIRTH DATE MAY 12, 2019		42. DECEASED'S BIRTH DATE MAY 12, 2019		43. DECEASED'S BIRTH DATE MAY 12, 2019	
44. DECEASED'S BIRTH DATE MAY 12, 2019		45. DECEASED'S BIRTH DATE MAY 12, 2019		46. DECEASED'S BIRTH DATE MAY 12, 2019	
47. DECEASED'S BIRTH DATE MAY 12, 2019		48. DECEASED'S BIRTH DATE MAY 12, 2019		49. DECEASED'S BIRTH DATE MAY 12, 2019	
50. DECEASED'S BIRTH DATE MAY 12, 2019		51. DECEASED'S BIRTH DATE MAY 12, 2019		52. DECEASED'S BIRTH DATE MAY 12, 2019	
53. DECEASED'S BIRTH DATE MAY 12, 2019		54. DECEASED'S BIRTH DATE MAY 12, 2019		55. DECEASED'S BIRTH DATE MAY 12, 2019	
56. DECEASED'S BIRTH DATE MAY 12, 2019		57. DECEASED'S BIRTH DATE MAY 12, 2019		58. DECEASED'S BIRTH DATE MAY 12, 2019	
59. DECEASED'S BIRTH DATE MAY 12, 2019		60. DECEASED'S BIRTH DATE MAY 12, 2019		61. DECEASED'S BIRTH DATE MAY 12, 2019	
62. DECEASED'S BIRTH DATE MAY 12, 2019		63. DECEASED'S BIRTH DATE MAY 12, 2019		64. DECEASED'S BIRTH DATE MAY 12, 2019	
65. DECEASED'S BIRTH DATE MAY 12, 2019		66. DECEASED'S BIRTH DATE MAY 12, 2019		67. DECEASED'S BIRTH DATE MAY 12, 2019	
68. DECEASED'S BIRTH DATE MAY 12, 2019		69. DECEASED'S BIRTH DATE MAY 12, 2019		70. DECEASED'S BIRTH DATE MAY 12, 2019	
71. DECEASED'S BIRTH DATE MAY 12, 2019		72. DECEASED'S BIRTH DATE MAY 12, 2019		73. DECEASED'S BIRTH DATE MAY 12, 2019	
74. DECEASED'S BIRTH DATE MAY 12, 2019		75. DECEASED'S BIRTH DATE MAY 12, 2019		76. DECEASED'S BIRTH DATE MAY 12, 2019	
77. DECEASED'S BIRTH DATE MAY 12, 2019		78. DECEASED'S BIRTH DATE MAY 12, 2019		79. DECEASED'S BIRTH DATE MAY 12, 2019	
80. DECEASED'S BIRTH DATE MAY 12, 2019		81. DECEASED'S BIRTH DATE MAY 12, 2019		82. DECEASED'S BIRTH DATE MAY 12, 2019	
83. DECEASED'S BIRTH DATE MAY 12, 2019		84. DECEASED'S BIRTH DATE MAY 12, 2019		85. DECEASED'S BIRTH DATE MAY 12, 2019	
86. DECEASED'S BIRTH DATE MAY 12, 2019		87. DECEASED'S BIRTH DATE MAY 12, 2019		88. DECEASED'S BIRTH DATE MAY 12, 2019	
89. DECEASED'S BIRTH DATE MAY 12, 2019		90. DECEASED'S BIRTH DATE MAY 12, 2019		91. DECEASED'S BIRTH DATE MAY 12, 2019	
92. DECEASED'S BIRTH DATE MAY 12, 2019		93. DECEASED'S BIRTH DATE MAY 12, 2019		94. DECEASED'S BIRTH DATE MAY 12, 2019	
95. DECEASED'S BIRTH DATE MAY 12, 2019		96. DECEASED'S BIRTH DATE MAY 12, 2019		97. DECEASED'S BIRTH DATE MAY 12, 2019	
98. DECEASED'S BIRTH DATE MAY 12, 2019		99. DECEASED'S BIRTH DATE MAY 12, 2019		100. DECEASED'S BIRTH DATE MAY 12, 2019	

3975378

EX 2 (cont.)



NO AMENDMENTS PRESENT

I certify that this document contains a true and correct reproduction of facts on file with the Wisconsin Vital Records Office.

20960842 Date Issued AUGUST 16, 2021



3972

STATE OF WISCONSIN
DEPARTMENT OF HEALTH AND FAMILY SERVICES
ORIGINAL CERTIFICATE OF DEATH

STATE FILE DATE

Type or Print
Use
Permanent
BLACK Ink,
No Whitout
or Erasures

1. DECEASED'S NAME Robert Lee RANDALL			2. SEX <input checked="" type="checkbox"/> M <input type="checkbox"/> F		3. DECEASED'S SOCIAL SECURITY NO. 399-58-1026		4. DATE HE/SHOULD BE DEAD (Month, Day, Year) September 8, 2005					
5. HOUR PROFOUNDED DEAD (24-hour time preferred) 09:20 AM		6. BODY FOUND (24 or more hours after death) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7a. AGE (years, month, date pronounced) 52		7b. Under 1 Year Months Days		7c. Under 1 Day Hours Minutes				
8. DEATH OCCURRED (Home, City, Village or Township of) Milwaukee				9. CHECK ONE <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Township		10. DEATH AT HOSPITAL <input type="checkbox"/> Inpt. <input type="checkbox"/> Outpt. <input type="checkbox"/> ER From N.H. <input type="checkbox"/> UCA From Other			11. OTHER PLACE <input checked="" type="checkbox"/> Home <input type="checkbox"/> Res. of Deceased <input type="checkbox"/> Clinic <input type="checkbox"/> Other <input type="checkbox"/> Facility, Nursing Home			
12a. HOSPITAL/CLINIC'S HOME NAME (City, Village or Township of) Milwaukee South Healthcare Center			12b. NH LIC. NO. 3212		13. MARITAL STATUS <input type="checkbox"/> Married <input checked="" type="checkbox"/> Never Married <input type="checkbox"/> Divorced/Annul <input type="checkbox"/> Widowed			14. RESIDENCE STATE (County, Precinct, St.) Wisconsin		15. RESIDENCE COUNTY Milwaukee		
16. RESIDENCE PLACE (Home, City, Village or Township of) Milwaukee			17. CHECK ONE <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Township		18. NUMBER AND STREET 622 N. Mitchell St. Apt 5			19. ZIP CODE 53204		20. STATE OF BIRTH (County, Precinct, St.) Wisconsin		
21. FATHER'S NAME (First, Middle, Birth Surname) Vern Franklin RANDALL			22. MOTHER'S NAME (First, Middle, Birth Surname) Irene SVENNY			23. SURVIVING SPOUSE (First, Middle, Birth Surname)						
24. INFORMANT'S NAME Irene RANDALL				25. INFORMANT'S MAILING ADDRESS (Home, Street, City, State, Zip) 2302 W. Howard Milwaukee, WI 53221								
26. NAME AND ADDRESS OF FUNERAL FACILITY (City, State and address of family member if applicable) Kasubski and Haas Funeral Home 1435 Douglas Ave. Racine, WI 53404				27. AFID LIC. NO. 5403		28. SIGNATURE - FUNERAL SERVICE LICENSEE (Date and signature as copy) D. Len Miller			29. DATE SIGNED (Month, Day, Year) Sept. 9, 2005			
30. MEDICAL CERTIFICATION (Check one) Items 21-28 and 31, 32, 30-31 items when applicable only <input checked="" type="checkbox"/> Certifying Physician: To the best of my knowledge, death was pronounced and occurred at the time and date(s) stated, the manner of death was Natural, and death was due to the causes stated. <input type="checkbox"/> Coroner/ME: On the basis of examination and/or investigation, in my opinion, death was pronounced and occurred at the time and date(s) stated and due to the causes and manner stated.				31. MANNER OF DEATH 1. <input checked="" type="checkbox"/> Natural 4. <input type="checkbox"/> Homicide 2. <input type="checkbox"/> Accident 5. <input type="checkbox"/> Undet. 3. <input type="checkbox"/> Suicide 6. <input type="checkbox"/> Pending		32. MEDICAL CERTIFIER'S NAME AND TITLE TURGUT ZIA-MD			33. MEDICAL CERTIFIER'S MAILING ADDRESS (Home, Street, City, State, Zip) 2025 W. OKLAHOMA AVE, SUITE 122 MILWAUKEE, WI 53215			
34. ACTUAL OR ESTIMATED DATE OF DEATH (If different from date in 4a) <input checked="" type="checkbox"/> Same as 4a		35. WI PHYSICIAN LICENSE NO. (If applicable) 46887		36. SIGNATURE - MEDICAL CERTIFIER (Date and signature as copy of the death certificate) [Signature]			37. DATE SIGNED BY MEDICAL CERTIFIER (Month, Day, Year) 9/15/05					
38. SIGNATURE - LOCAL REGISTRAR Kara Hukelki, Deputy Registrar				39. DATE SIGNED BY LOCAL REGISTRAR (Month, Day, Year) SEP 22 2005								

DOC. NO 3972
FILED Sept 23, 2005
REGISTER OF DEEDS

ERRATA 172 (ERRATA)

Doc Y1 2008 Doc# D05-3972 Page # 1 of 1



[Signature]

I certify that this document contains a true and correct reproduction of facts on file with the Wisconsin Vital Records Office.

20960341

Date Issued

AUG 15 2005



Tudor Village Condominiums

James Randall
 2302 W. Howard Ave
 Milwaukee, Wisconsin 53221

	Fee	Late Fee	Paid
7/1/2019	190.00	25.00	215.00
8/1/2019	190.00	25.00	215.00
9/1/2019	190.00	25.00	215.00
10/1/2019	190.00	25.00	215.00
11/1/2019	190.00	25.00	215.00
12/1/2019	190.00	25.00	215.00
1/1/2020	210.00	25.00	235.00
2/1/2020	210.00	25.00	235.00
3/1/2020	210.00	25.00	235.00
4/1/2020	210.00	25.00	235.00
5/1/2020	210.00	25.00	235.00
6/1/2020	210.00	25.00	235.00
7/1/2020	210.00	25.00	235.00
9/1/2020	210.00	25.00	235.00
9/2/2020	Legal		600.00
10/1/2020	210.00	25.00	235.00
11/1/2020	210.00	25.00	235.00
12/1/2020	210.00	25.00	235.00
1/1/2021	210.00	25.00	235.00
2/1/2021	210.00	25.00	235.00
3/1/2021	210.00	25.00	235.00
4/1/2021	210.00	25.00	235.00
5/1/2021	210.00	25.00	235.00
6/1/2021	210.00	25.00	235.00
7/1/2021	210.00	25.00	235.00
8/1/2021	210.00	25.00	235.00
9/1/2021	210.00	25.00	235.00
10/1/2021	210.00	25.00	235.00
11/1/2021	210.00	25.00	235.00
12/1/2021	210.00	25.00	235.00
1/1/2022	225.00	25.00	250.00
2/1/2022	225.00	25.00	250.00
3/1/2022	225.00	25.00	250.00
4/1/2022	225.00	25.00	250.00
5/1/2022	225.00	25.00	250.00
6/1/2022	225.00	25.00	250.00

Total Due 8,795.00

↑
 4710.00
 ↓

New 6/28/22

EXHIBIT 3

FILED
06-09-2021
John Barrett
Clerk of Circuit Court
2021CO000149

STATEMENT OF CONDOMINIUM LIEN

This is to certify that Irene Genevieve Randall, James R. Randall and Robert L. Randall, owners of Unit 2302 in Tudor Village Condominium (street address: 2302 West Howard Avenue, Milwaukee, Wisconsin 53221) are indebted to the Association in the amount of \$4,710.00 as of July 1, 2019, for their proportionate share of common expenses (including late fees) of the Condominium plus late fees for the period from July 1, 2019 to January 1, 2021, plus costs of collection, and actual attorney fees.

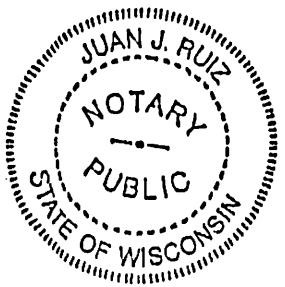
TUDOR VILLAGE OWNERS ASSOCIATION, INC.
a Wisconsin non-stock corporation

By: Mark Watkins
Mark Watkins - President
c/o Condominium Services, Inc.
S96 W12972 Claude Harmon Circle
Muskego, WI 53150

I hereby affirm under penalties of perjury that the information contained in the foregoing Statement of Condominium Lien is true and correct to the best of my knowledge, information, and belief.

Mark Watkins
Mark Watkins - President

Subscribed and sworn to before me this 26th day of May, 2021.



[Signature]
Notary Public, State of Wisconsin
My commission expires: 9/14/2023

EXHIBIT 4

FILED
06-01-2022
George L. Christenson
Clerk of Circuit Court
2022CV003537
Honorable Christopher R.
Foley-14
Branch 14

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

TUDOR VILLAGE OWNERS ASSOCIATION, INC.
a Wisconsin non-stock corporation
c/o Condominium Services, Inc.
S96 W12972 Claude Harmon Circle
Muskego, WI 53150,

Plaintiff,

SUMMONS

v.

Case Code 30404

ESTATE OF IRENE GENEVIEVE RANDALL
c/o Christopher M. Hueneke - Special Administrator
4377 West Loomis Road
Suite 120
Greenfield, WI 53220,

ESTATE OF JAMES R. RANDALL
c/o Christopher M. Hueneke - Special Administrator
4377 West Loomis Road
Suite 120
Greenfield, WI 53220,

ESTATE OF ROBERT L. RANDALL
c/o Christopher M. Hueneke - Special Administrator
4377 West Loomis Road -
Suite 120
Greenfield, WI 53220, -and-

STATE OF WISCONSIN -
Department of Health Services
c/o Attorney General
Wisconsin State Capital
17 West Main Street
Madison, WI 53703,

Defendants.

EXHIBIT 5

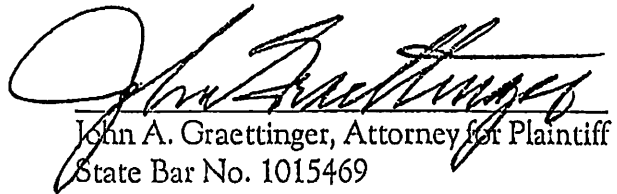
STATE OF WISCONSIN, to said defendants:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this Summons (45 days if you are the State of Wisconsin) you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the Court, whose address is 901 North 9th Street, Milwaukee, Wisconsin 53233, and to Attorney John A. Graettinger, plaintiff's attorney, whose address is 12750 West North Avenue, Suite B, Brookfield, WI 53005. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days (45 days if you are the State of Wisconsin), the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated: May 26, 2022.


John A. Graettinger, Attorney for Plaintiff
State Bar No. 1015469
12750 West North Avenue, Suite B
Brookfield, WI 53005
Telephone No. (262) 432-1272

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.

EX. 5 (CONT.)

FILED
06-01-2022
George L. Christenson
Clerk of Circuit Court
2022CV003537
Honorable Christopher R.
Foley-14
Branch 14

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

TUDOR VILLAGE OWNERS ASSOCIATION, INC.

a Wisconsin non-stock corporation
c/o Condominium Services, Inc.
S96 W12972 Claude Harmon Circle
Muskego, WI 53150,

Plaintiff,

COMPLAINT

v.

Case Code 30404

ESTATE OF IRENE GENEVIEVE RANDALL

c/o Christopher M. Hueneke - Special Administrator
4377 West Loomis Road
Suite 120
Greenfield, WI 53220,

ESTATE OF JAMES R. RANDALL

c/o Christopher M. Hueneke - Special Administrator
4377 West Loomis Road
Suite 120
Greenfield, WI 53220,

ESTATE OF ROBERT L. RANDALL

c/o Christopher M. Hueneke - Special Administrator
4377 West Loomis Road
Suite 120
Greenfield, WI 53220, -and-

STATE OF WISCONSIN -

Department of Health Services
c/o Attorney General
Wisconsin State Capital
17 West Main Street
Madison, WI 53703,

Defendants.

Ex. 5 (cont.)

NOW COMES, the above named plaintiff by its attorney, John A. Graettinger, and as and for a cause of action against the above-named defendants, alleges and shows to the Court as follows:

1. Plaintiff is a Wisconsin non-stock corporation whose shareholders are all unit owners of Tudor Village Condominium; said condominium having been created pursuant to a condominium declaration duly recorded with the Register of Deeds for Milwaukee County, Wisconsin.

2. Irene Genevieve Randall (hereinafter Irene) is deceased as of March 24, 2019; prior to her death, Irene was the owner of an interest in a condominium unit as alleged and described in Paragraph 6 below; Irene's interest in this action is being represented by a Special Administrator, namely Christopher M. Hueneke as appointed in the above named estate having Milwaukee County Circuit Court Case No. 2022-PR-822.

3. James R. Randall (hereinafter James), is deceased as of May 12, 2019; prior to his death, James was the owner of an interest in a condominium unit as alleged and described in Paragraph 6 below; furthermore, James' interest in this action is being represented by a Special Administrator, namely Christopher M. Hueneke as appointed in the above named estate having Milwaukee County Circuit Court Case No. 2022-PR-821.

4. Robert L. Randall (hereinafter Robert), is deceased as of September 8, 2005; prior to his death, Robert was the owner of an interest in a condominium unit as alleged and described in Paragraph 6 below; furthermore, Robert's interest in this action is being represented by a Special Administrator, namely Christopher M. Hueneke as appointed in the above named estate having Milwaukee County Circuit Court Case No. 2022-PR-820.

5. Irene and the Estate of Irene Genevieve Randall, James and the Estate of James R. Randall, and Robert and the Estate of Robert L. Randall are the "unit owners" of a unit of Tudor Village Condominium; said unit being located in the County of Milwaukee, State of Wisconsin and legally described as follows:

Unit 2302, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in Tudor Village Condominium, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, dated May 26, 1981 and recorded in the Register of Deeds office for Milwaukee County, on May 29, 1981, on Reel 1378, Images 917 to 932 inclusive, as Document No. 547892, and Amendment of Declaration of Condominium as recorded in the Register of Deeds office for

EX. 5 (CONT.)

11. The unit is a one-family residence that is unoccupied and cannot be sold in parcels; furthermore, on information and belief, the unit is abandoned as said term is defined in Wisconsin Statutes §846.102 (said belief being based upon various circumstances, including the fact that the unit has been unoccupied from the period of time after James' death, the real estate taxes have not been paid since 2019, and the interior of the unit is in has been left vacant).

12. On information and belief, Irene, James and Robert were unmarried persons at the times of their deaths.

13. Defendant State of Wisconsin may claim an interest in the unit by reason of a medical assistance lien dated August 1, 2019 and filed of record on August 8, 2019 as Document No. 10896219 by the State of Wisconsin - Department of Health Services against the property owned by James in the amount of \$59,935.08; that any lien rights which the defendant State of Wisconsin may have by reason of said lien are subordinate to the lien rights claimed by plaintiff.

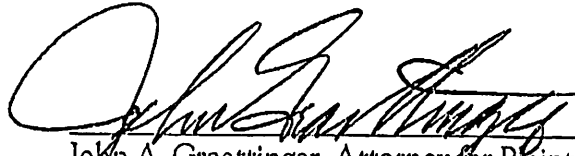
WHEREFORE, plaintiff demands that its condominium lien as set forth on attached Exhibit B be declared paramount and superior to the interests of all other parties to this action, and furthermore, plaintiff demands that the interest of Irene Genevieve Randall and the Estate of Irene Genevieve Randall, James R. Randall and the Estate of James R. Randall, and Robert L. Randall and the Estate of Robert L. Randall and the State of Wisconsin in and to the real estate described in Paragraph 5 above, be sold to satisfy the lien which is equal to the amount as follows:

- For the sum of \$4,710.00 representing unpaid common charges and late fees assessed for the period of time from July 1, 2019 to January 1, 2021.
- Plus costs of this action, including reasonable attorney fees.

Furthermore, plaintiff demands that the condominium unit which is the subject matter this Complaint be deemed "abandoned" within the meaning of Wisconsin Statutes §846.102 which allows for a five (5) week period of redemption following entry of judgment.

Ex 5 (cont.)

Dated: May 24, 2022.



John A. Graettinger, Attorney for Plaintiff
State Bar No. 1015469
12750 West North Avenue, Suite B
Brookfield, WI 53005
Telephone No. (262) 432-1272

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.

EX. 5 (CONT.)

COPY

Tudor Village Condominiums

James Randall
2302 W. Howard Ave
Milwaukee, Wisconsin 53221

Rec'd 3/27/21

	Fee	Late Fee	Paid
7/1/2019	190.00	25.00	
8/1/2019	190.00	25.00	215.00
9/1/2019	190.00	25.00	215.00
10/1/2019	190.00	25.00	215.00
11/1/2019	190.00	25.00	215.00
12/1/2019	190.00	25.00	215.00
1/1/2020	210.00	25.00	215.00
2/1/2020	210.00	25.00	235.00
3/1/2020	210.00	25.00	235.00
4/1/2020	210.00	25.00	235.00
5/1/2020	210.00	25.00	235.00
6/1/2020	210.00	25.00	235.00
7/1/2020	210.00	25.00	235.00
8/1/2020	210.00	25.00	235.00
9/2/2020	Legal		235.00
10/1/2020	210.00	25.00	600.00
11/1/2020	210.00	25.00	235.00
12/1/2020	210.00	25.00	235.00
1/1/2021	210.00	25.00	235.00
2/1/2021	210.00	25.00	235.00
3/1/2021	210.00	25.00	235.00
4/1/2021	210.00	25.00	235.00
5/1/2021	210.00	25.00	235.00

\$4710.00

Total Due 5,320.00

EXHIBIT A
EX. 5 (CONT.)

FILED
06-09-2021
John Barrett
Clerk of Circuit Court
2021CO000149

STATEMENT OF CONDOMINIUM LIEN

This is to certify that Irene Genevieve Randall, James R. Randall and Robert L. Randall, owners of Unit 2302 in Tudor Village Condominium (street address: 2302 West Howard Avenue, Milwaukee, Wisconsin 53221) are indebted to the Association in the amount of \$4,710.00 as of July 1, 2019, for their proportionate share of common expenses (including late fees) of the Condominium plus late fees for the period from July 1, 2019 to January 1, 2021, plus costs of collection, and actual attorney fees.

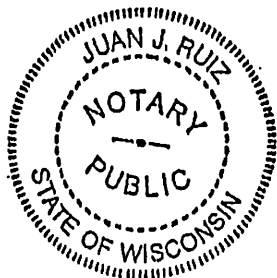
TUDOR VILLAGE OWNERS ASSOCIATION, INC.
a Wisconsin non-stock corporation

By: *Mark Watkins*
Mark Watkins - President
c/o Condominium Services, Inc.
S96 W12972 Claude Harmon Circle
Muskego, WI 53150

I hereby affirm under penalties of perjury that the information contained in the foregoing Statement of Condominium Lien is true and correct to the best of my knowledge, information, and belief.

Mark Watkins
Mark Watkins - President

Subscribed and sworn to before me this 26th day of May, 2021.



[Signature]
Notary Public, State of Wisconsin
My commission expires: 9/14/2023

EXHIBIT B
EX. 5 (CONT.)

Tudor Village Owners Association, Inc.
c/o Condominium Services, Inc.
S96 W12972 Claude Harmon Circle
Muskego, WI 53150
Telephone (414) 672-7585
Facsimile (800) 662-9971

January 19, 2022

Registered Mail - Return Receipt Requested

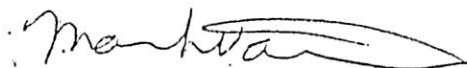
Irene Genevieve Randall,
James R. Randall and Robert L. Randall
2302 West Howard Avenue
Milwaukee, WI 53221

RE: Attached Statement of Condominium Lien

Dear Unit Owners,

Please be advised that an action will be brought to foreclosure the attached
lien ten (10) days after the date of this letter.

Sincerely yours,



Mark Watkins - President

enclosure

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE

EXHIBIT C

EX. 5 (LODT.)

FILED
06-09-2021
John Barrett
Clerk of Circuit Court
2021CO000149

STATEMENT OF CONDOMINIUM LIEN

This is to certify that Irene Genevieve Randall, James R. Randall and Robert L. Randall, owners of Unit 2302 in Tudor Village Condominium (street address: 2302 West Howard Avenue, Milwaukee, Wisconsin 53221) are indebted to the Association in the amount of \$4,710.00 as of July 1, 2019, for their proportionate share of common expenses (including late fees) of the Condominium plus late fees for the period from July 1, 2019 to January 1, 2021, plus costs of collection, and actual attorney fees.

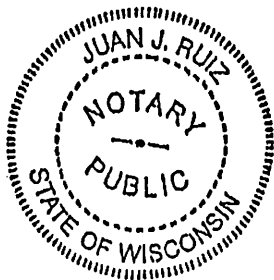
TUDOR VILLAGE OWNERS ASSOCIATION, INC.
a Wisconsin non-stock corporation

By: *Mark Watkins*
Mark Watkins - President
c/o Condominium Services, Inc.
S96 W12972 Claude Harmon Circle
Muskego, WI 53150

I hereby affirm under penalties of perjury that the information contained in the foregoing Statement of Condominium Lien is true and correct to the best of my knowledge, information, and belief.

Mark Watkins
Mark Watkins - President

Subscribed and sworn to before me this 26th day of May, 2021.



Juan J. Ruiz
Notary Public, State of Wisconsin
My commission expires: 9/14/2023

EXHIBIT C (CONT.)

EXHIBIT 5



DocId:2022CV003537

Tx:40896407 George L. Christenson

Clerk of Circuit Court

DOE 2022CV003537

RECORDED:

06/13/2022 09:07 AM

ISRAEL RAMON

REGISTER OF DEEDS

MILWAUKEE COUNTY, WI

AMOUNT: 30.00

Document No.	Document Title
	LIS PENDENS
	TUDOR VILLAGE OWNERS ASSOCIATION, INC., Plaintiff,
vs.	Case No. 2022-CV-3537 Code No. 30404
	ESTATE OF IRENE GENEVIEVE RANDALL, et al, Defendants.

Recording Area

Return To:

Attorney John A. Gracttinger
12750 West North Avenue
Brookfield, WI 53005

552-1553-000

Parcel Identification Number

NOTICE IS HEREBY GIVEN that an action is pending in this court to foreclose a statement of condominium lien filed with the Milwaukee County Clerk of Courts, State of Wisconsin, and described as follows:

Unit 2302, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in Tudor Village Condominium, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, dated May 26, 1981 and recorded in the Register of Deeds office for Milwaukee County, on May 29, 1981, on Reel 1378, Images 917 to 932 inclusive, as Document No. 547892, and Amendment of Declaration of Condominium as recorded in the Register of Deeds office for Milwaukee County, on July 30, 1984, on Reel 1664, Images 562 to 564, inclusive, as Document No. 5737967, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Incorporated herein by this reference thereto is the real estate described in and subject to said Declaration which is located in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No: 552-1553-000

Address: 2302 West Howard Avenue
Milwaukee, WI

Dated: June 7, 2022.

John A. Gracttinger - Attorney for Plaintiff
State Bar No. 1015469
12750 West North Avenue, Suite B
Brookfield, WI 53005
Telephone No. 262-432-1272

This document drafted by:
Attorney John A. Gracttinger

EXHIBIT 6

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

TUDOR VILLAGE OWNERS ASSOCIATION, INC.,

Plaintiff,

v.

Case No. 2022-CV-3537

ESTATE OF IRENE GENEVIEVE RANDALL,
ESTATE OF JAMES R. RANDALL,
ESTATE OF ROBERT L. RANDALL and
STATE OF WISCONSIN,

NOV 21 2022

Defendants.

\$5.00 JUDGMENT FEE PAID

JUDGMENT OF FORECLOSURE

The Court having executed and filed a FINDINGS OF FACT, CONCLUSIONS OF LAW & ORDER FOR JUDGMENT in the above captioned matter on November 8, 2022;

NOW THEREFORE, JUDGMENT IS HEREBY ENTERED AS FOLLOWS:

1. (Intentionally omitted.)
2. As of November 7, 2022, there is due and owing to the plaintiff from the defendant estates the sum of \$14,795.44 determined as follows:
 - A. For the sum of \$4,710.00 representing unpaid common charges and late fees assessed for the period from July 1, 2019 to January 1, 2021,

EXHIBIT ?

B. Plus the sum of \$10,085.44 actual attorney fees and costs of collection associated with this action.

3. That all costs of collection incurred by plaintiff after entry of judgment may be added to this judgment by order at any time after the entry thereof and before confirmation of the sale upon motion of the plaintiff's attorney.

4. That the liened premises are located in the County of Milwaukee, State of Wisconsin, and described as follows:

Unit 2302, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said Unit in Tudor Village Condominium, a condominium created and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, dated May 26, 1981 and recorded in the Register of Deeds office for Milwaukee County, on May 29, 1981, on Reel 1378, Images 917 to 932 inclusive, as Document No. 547892, and Amendment of Declaration of Condominium as recorded in the Register of Deeds office for Milwaukee County, on July 30, 1984, on Reel 1664, Images 562 to 564, inclusive, as Document No. 5737967, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Incorporated herein by this reference thereto is the real estate described in and subject to said Declaration which is located in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No: 552-1553-000

Address: 2302 West Howard Avenue
Milwaukee, WI

5. That the liened premises cannot be sold in parcels without injury to the interests of the parties.

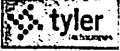
6. That the liened premises are deemed "abandoned" within the meaning of Wisconsin Statutes §846.102 and shall be sold at public auction, in the county of Milwaukee, by and under the direction of the Sheriff of Milwaukee County, at any time after five (5) weeks from the date of entry of this judgment in the manner provided by law for the foreclosure of mortgages on real estate (including publication in The Daily

Ex 7 (cont)

6/26/2021

Real Estate Parcel Detail

#3 of #4



~~Residential~~ Commercial Real Estate
Property Detail

Parcel ID	5521553000
Location	2302 W HOWARD AV
Legal Description	TUDOR VILLAGE CONDOMINIUM ETC IN SW 1/4 SEC 18-6-2 2 UNIT 2302 & UND INTEREST IN THE COMMON AREAS & F ACILITIES
Owner as of December 1	IRENE GENEVIEVE RANDALL
Customer ID	140855
Jurisdiction	MILW
Assessed Value	\$56,000.00
Exemptions Value	\$0.00
2020 Charges	\$1,390.46

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12/10/21/19 RMW

EXHIBIT 8

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	1,370.00

Date 11/22/2022

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2022 - 1
WholeTaxkey: 552-1553-000-
Property Address: 2302 W HOWARD AV
Owner Name IRENE GENEVIEVE RANDALL
JAMES R RANDALL
Applicant: TUDOR VILLAGE OWNERS ASSOCIATION INC
ATTN ATTY JOHN ARAETTINGER
Parcel No. 187
CaseNumber: 22-CV-002281