## Elmer, Linda

From:

Owczarski, Jim

Sent:

Friday, December 06, 2019 4:20 PM

To:

Kennedy, Rachel; Hatala, Carlen

Cc: Subject: Elmer, Linda; Cervantes, Amanda; Kovac, Nik RE: Solatube legal standing 2581 N Terrace

Linda -

Please see the below? I would ask that you inform the Chair.

Ald. Kovac - FYI

Thanks, Rachel.

Jim

Jim Owczarski, CMC City Clerk (414)-286-2998 @mkeclerk

From: Kennedy, Rachel

Sent: Friday, December 06, 2019 4:12 PM

To: Owczarski, Jim; Hatala, Carlen

Subject: RE: Solatube legal standing 2581 N Terrace

As Susan is no longer the property owner that is subject of the COA, she no longer has standing. She said in an earlier email that someone from the condo association would be attending in her place, but the condo association does not have standing either. The fees issued (and on hold) by DNS stay with the property, so those likely go back into force on Monday after HPC dismisses the matter.

Rachel S. Kennedy | Assistant City Attorney | Milwaukee City Attorney's Office 200 E Wells Street | Milwaukee, WI 53202 | Direct line: 414.286.6192 | Email: rkenne@milwaukee.gov

From: Owczarski, Jim

**Sent:** Friday, December 06, 2019 3:25 PM **To:** Hatala, Carlen; Kennedy, Rachel

Subject: RE: Solatube legal standing 2581 N Terrace

Surely mooted with the transfer of interest?

Jim

Jim Owczarski, CMC City Clerk (414)-286-2998 @mkeclerk

From: Hatala, Carlen

**Sent:** Friday, December 06, 2019 3:17 PM **To:** Owczarski, Jim; Kennedy, Rachel

Subject: Solatube legal standing 2581 N Terrace

In a recent wrinkle to the sage of the COA, we found that Susan Labudde's sold and the deed recorded December 5, 2019.

I assume she no longer has legal standing, although she did at the time the COA application was filled out.

What does the HPC do now at Monday's HPC meeting?

Copy of recording attached.

Carlen

## (State Bar of Wisconsin Form 8 - 2003) CONDOMINIUM DEED

Document Number ·	Document Name		ISRAEL RAMON REGISTER OF DEEDS Milwaukee County, WI	
THIS DEED, made between Susan LaBudde, a single person			AMOUNT: 30.00 TRANSFER FEE: 1,227.00 FEE EXEMPT #:  ***This document has been	
("Grantor," whether one or more), and Lorna K. Sullivan		electronically recorded and returned to the submitter.***		
("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): See Attached Exhibit A		nt interests, in	Recording Area	
Grantor warrants that the title is good, indefeasible in fee simple and free and clear of all liens and encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Plat, the Bylaws, and adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and:  municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility, municipal and association service, easements for performance of association duties, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in the Grantor's (Seller's) Real Estate Condition Report, if any, and in the Offer to Purchase for the Property between the Grantor and Grantee, if any, and general taxes levied in the year of the closing.  Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.				
*	(SEAL)	* Susan L'aBi	(SEAL)	
Signature(s)authenticated on	ATION OTARY PORTING		ACKNOWLEDGMENT    SCOVS 12   Ss.     SS.   COUNTY     COUNTY     County   St.     County	
*		the above-nan	to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.	
THIS INSTRUMENT DRAFTE Stephanie Hawley, Scrivener / 1 Knight Barry Title, Inc.	Proc. 2 10 2 10 2 10 2 10 2 10 2 10 2 10 2 1	*	on (is permanent) (expires /-/5-2/	

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

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

NDOMINIUM DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 8-2 FORM NO. 8-2003

CONDOMINIUM DEED \*Type name below signatures.

Knight Barry Title, Inc. • www.knightbarry.com

DOC # 10932513 RECORDED

12/05/2019 10:24 AM

## **EXHIBIT A**

Unit 2, Parcel 2 of Certified Survey Map No. 1462, in the Terrace-Belleview Condominium(s) created by a "Declaration of Condominium" recorded on June 21, 1971, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No. 4600196, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Milwaukee, County of Milwaukee, Wisconsin.

For informational purposes only

Property Address: 2581 N Terrace Ave, Milwaukee, WI 53211

Tax Key No.: 318-0412-200

