

TAX KEY / ACCOUNT NUMBER:

3900257000

PROPERTY ADDRESS:

924-926 NORTH 16TH STREET

**2014
TAX LEVY**

2014 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
 TAX KEY/ACCOUNT NO.: 390-0257-2
 LOCATION OF PROPERTY: 924- 926 N 16TH ST
 LEGAL DESCRIPTION: PLAT PAGE 390-13 NEIGHBORHOOD 6977
 ELDRED'S ADDN IN NE 1/4 SEC 30-7-22
 BLOCK 217 N 3/4 LOT 14

Spencer Coggis
CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WISCONSIN 53202
 TELEPHONE (414) 286-2240
 TDD: (414) 286-2025
 FAX: (414) 286-3186
 www.milwaukee.gov/treasurer

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

PRIOR TAXES ARE DELINQUENT

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC

1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges	
MAP	3,300	1,315,700	1,319,000	DNS MISCELLANEOUS	912.60
				BLDG REINSPECTION	3,168.75
				FIRE INSPECTION FEE	213.25
School taxes reduced by school levy tax credit			2,614.65	TOTAL	4,294.60
Avg, Assmt. Ratio	Est. Fair Market-Land	Est. Fair Mkt-Improvements	Total Est. Fair Market		
0.9582	3,400	1,373,100	1,376,500		
Tax Levy	2013 Est. State Aids	2014 Est. State Aids	2013 Net Tax	2014 Net Tax	% Change
State of Wis.			235.10	233.86	- .5
Sewerage Dist.			2,359.11	2,362.46	+ .1
Public Schools	626,933,544	642,426,030	13,975.37	14,030.07	+ .3
Tech. College	6,742,496	6,509,685	2,947.46	1,750.05	-40.6
County Govt.	25,002,013	24,604,984	7,107.09	7,026.58	-1.1
City Govt.	249,667,607	251,243,160	14,063.21	14,131.50	+ .4
Total	908,345,660	924,783,859	40,687.34	39,534.52	-2.8
First Dollar Credit			-79.11	-80.42	+1.6
Lottery and Gaming Credit					
Net Property Tax			40,608.23	39,454.10	-2.8
Special Assessments and Charges				4,294.60	
WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.			TOTAL DUE	43,748.70	
Monthly Installment Payment Due: February through July 2015	4,760.90	Net Assessed Value Rate Before Credits	FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2015		43,748.70
Monthly Installment Payment Due: August, September, and October 2015	3,474.11	29.973	FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2015		4,760.97

CITY-BAL 31,266.99 CNTY-BAL 7,720.74 ORIG-CITY 34,741.11 ORIG-CNTY 9,007.59 REVISED-LAND 0 REVISED-IMPR CD 0
 PCDCMCASISCCCSCRC IN-REM-# 0 3 7 40 000000000 PREVIOUS-TAXKEYS

I BCH PAY-DT 380 123114 CITY-AMT 3,474.12 CNTY-AMT 1,286.85 INT-PAID 0.00 PENALTY 0.00 REMARKS REFUND #

CITY OF MILWAUKEE INSTALLMENT TAX BILL - FACSIMILE

CMCIM

Levy Year: 2014
 Account Type: REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

Office of the City Treasurer

CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WISCONSIN 53202
 TELEPHONE (414) 286-2240

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC
 1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction

ORIGINAL AMOUNT OF TAX BILL		\$43,748.70
TOTAL TAX PAYMENTS MADE THROUGH	1/20/2015	\$4,760.97
TAX ACCOUNT PRINCIPAL BALANCE AS OF	1/20/2015	\$38,987.73
AMOUNT PAST DUE		\$0.00
CURRENT MONTH INSTALLMENT PAYMENT DUE		\$4,760.90
TOTAL PAYMENT DUE BY	2/28/2015	\$4,760.90
INTEREST INCLUDED IN THE CURRENT MONTH INSTALLMENT PAYMENT		\$0.00

Thank you for paying last month's installment tax payment when it was due.

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE INSTALLMENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
 Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

 CHECK FOR ADDRESS CHANGE
 (COMPLETE REVERSE SIDE)

 PAID UNDER PROTEST

<i>Make Check Payable and Mail to:</i> CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	2/28/2015
	AMOUNT DUE:	\$4,760.90
	PLEASE WRITE IN AMOUNT ENCLOSED	

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC
 1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

0030150643900257000200038987730004760909

CITY OF MILWAUKEE INSTALLMENT TAX BILL - FACSIMILE

CMFTDM

Levy Year: 2014
 Account Type: REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

Office of the City Treasurer

CITY HALL, ROOM 103
 200 EAST WELLS STREET
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 MILWAUKEE WI 53233-1720

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction

ORIGINAL AMOUNT OF TAX BILL		\$43,748.70
TOTAL TAX PAYMENTS MADE THROUGH	3/5/2015	\$4,760.97
TAX ACCOUNT PRINCIPAL BALANCE AS OF	3/5/2015	\$38,987.73
AMOUNT PAST DUE		\$4,760.90
CURRENT MONTH INSTALLMENT PAYMENT DUE		\$4,808.51
TOTAL PAYMENT DUE BY	3/31/2015	\$9,569.41
INTEREST INCLUDED IN THE CURRENT MONTH INSTALLMENT PAYMENT		\$47.61

IMPORTANT MESSAGE: YOUR PROPERTY TAX ACCOUNT IS PAST DUE

You must pay the amount due and current month payment due, which includes a 1% interest charge on the amount past due, to reinstate this account to the installment plan. Your payment must be made by the due date shown. Your account can only be reinstated to the installment plan once during the year. The next time a payment due is late, missed, or underpaid, it will result in your property tax account going permanently delinquent.

If you have any questions on this bill, please call Customer Services at (414) 286-2240.

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE INSTALLMENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
 Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

- CHECK FOR ADDRESS CHANGE (COMPLETE REVERSE SIDE)
- PAID UNDER PROTEST

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	3/31/2015
	AMOUNT DUE:	\$9,569.41
	PLEASE WRITE IN AMOUNT ENCLOSED	

0080150963900257000200039035340009569417

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP22

Date: 4/7/2015
 Levy Year: 2014
 Account Type: REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WI 53202
 TELEPHONE (414) 286-2240

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC
 1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction

PRIOR YEARS TAXES
 ALSO DELINQUENT

You did not make the installment payments required when due. The real estate tax for the property listed above are now delinquent.

Your entire tax account balance is subject to interest at a rate of 1% per month, plus an additional penalty of 1/2% per month, retroactive to February 1st.

To avoid further interest and penalty charges, send in your full payment by the end of the month. Monthly payments can also be made. However, interest and penalty charges continue to accrue until the account is paid in full. Make your payment payable to the City Treasurer and mail it with the bottom part of this statement. For your convenience, an addressed envelope is enclosed.

If the message **PRIOR YEARS TAXES ALSO DELINQUENT** appears at the top of this letter, one of the following situations may apply to your prior year tax account: 1) your prior year tax account may be part of a bankruptcy action; or 2) your prior year tax account may have been scheduled for foreclosure proceedings or is currently part of a foreclosure action pending in Circuit Court; or 3) your prior year tax account may have been scheduled for a civil action or is currently part of a civil action pending in Circuit Court. Regardless of the situation, this tax certificate notice for the current year's tax levy fulfills a statutory requirement and does not affect the status of your delinquent prior year tax account.

For the total tax balance due, or if you have any questions on this matter, contact the Customer Services Unit at (414) 286-2240, or visit our website at www.milwaukee.gov/treasurer.

Current Levy Year Tax Balance Due By: 4/30/2015

City Principal	County Principal	Interest	Penalty	Total
\$27,840.49	\$6,433.95	\$1,028.23	\$514.12	\$35,816.79

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
 Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE
 (COMPLETE REVERSE SIDE)

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	4/30/2015
	FULL PAYMENT:	\$35,816.79
	MONTHLY PAYMENT:	\$5,557.36
	PLEASE WRITE IN AMOUNT ENCLOSED	

010015125390025700020003581679000555736000000000009

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP25

Date: 6/9/2015
 Levy Year: 2014
 Account Type: REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WI 53202
 TELEPHONE (414) 286-2240

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC
 1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction

PRIOR YEARS TAXES
 ALSO DELINQUENT

Your property will be eligible for foreclosure action by the City of Milwaukee under Section 75.521, Wisconsin State Statutes, or you may be subject to a personal civil action by the City of Milwaukee under Section 74.53, Wisconsin State Statutes, if this delinquent real estate tax account remains unpaid.

The amount due shown below includes interest and penalty charges computed through the end of this month. Interest and penalty charges continue to accrue until the account is paid. Your entire tax account balance is subject to interest at a rate of 1% per month, plus an additional penalty of 1/2% per month, retroactive to February 1st.

Monthly payments may be made. Make your payments payable to the City Treasurer and mail with the bottom part of this statement. For your convenience, an addressed envelope is enclosed.

For the total tax balance due, or if you have any questions on this matter, contact the Customer Services Division at (414) 286-2240, or visit our website at: www.milwaukee.gov/treasurer.

Current Levy Year Tax Balance Due By: 6/30/2015

City Principal	County Principal	Interest	Penalty	Total
\$27,840.49	\$6,433.95	\$1,713.72	\$856.86	\$36,845.02

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
 Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE (COMPLETE REVERSE SIDE)

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	6/30/2015
	FULL PAYMENT:	\$36,845.02
	MONTHLY PAYMENT:	\$7,780.30
	PLEASE WRITE IN AMOUNT ENCLOSED	

010015187390025700020003684502000778030000000000005

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP60

Date: 8/6/2015
 Levy Year: 2014
 Account Type: REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WI 53202
 TELEPHONE (414) 286-2240

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BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC
 1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

PRIOR YEARS TAXES
 ALSO DELINQUENT

***** Your delinquent real estate tax account needs your immediate attention. *****

Failure to pay your account in full by September 30st will automatically result in your account being referred to the City Attorney for collection. The City Attorney may:

1. Transfer your delinquent tax account to the City's collection law firm. The Kohn Law Firm serves as the collection agent for the City of Milwaukee as authorized by Milwaukee Common Council Resolution File Number 110929 adopted November 30,
2. Pursue a civil action under Section 74.53 of the Wisconsin State Statutes and Section 304-48 of the Milwaukee Code of Ordinances that would result in the City of Milwaukee taking a personal judgment against you that, among other things, may become a lien on any real estate you own, show up against you in credit reports, and result in the garnishment of your wages or bank accounts.
3. Pursue an in rem tax foreclosure action in Milwaukee County Circuit Court under Section 75.521 of the Wisconsin State Statutes that will result in the City of Milwaukee acquiring ownership of your property.

To avoid any further collection action against you, mail your payment in full to the Milwaukee City Treasurer with the bottom part of this notice in the addressed envelope inclosed.

Contact the Customer Services Division at (414) 286-2240 with any questions on this notice.

Current Levy Year Tax Balance Due By: 8/31/2015

City Principal	County Principal	Interest	Penalty	Total
\$27,840.49	\$6,433.95	\$2,399.21	\$1,199.61	\$37,873.26

KEEP THIS PART FOR YOUR RECORDS

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WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
 Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE
 (COMPLETE REVERSE SIDE)

Make Check Payable and Mail to:
CITY OF MILWAUKEE
 OFFICE OF THE CITY TREASURER
 200 E WELLS STREET ROOM 103
 MILWAUKEE, WI 53202

DATE DUE:	8/31/2015
FULL PAYMENT:	\$37,873.26
MONTHLY PAYMENT:	\$12,967.16
PLEASE WRITE IN AMOUNT ENCLOSED	

010015251390025700020003787326001296716000000000009

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP62

Date: 10/6/2015

OFFICE OF THE CITY ATTORNEY
800 CITY HALL
200 EAST WELLS STREET
MILWAUKEE, WI 53202

Levy Year and Account Typ 2014 REAL ESTATE

Tax Key/Account No.: 390-0257-2

Location of Property: 924 - 926 N 16TH ST

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BROOK INV GLOBAL LTD
C/O BROOK MGMT LLC
1521 W KILBOURN AVE
MILWAUKEE WI 53233-1720

PRIOR YEARS TAXES
ALSO DELINQUENT

Your delinquent real estate tax account has been referred to the City Attorney for collection and is subject to the following:

1. Transfer to the City's collection law firm.
2. A civil action under Section 74.53 of the Wisconsin State Statutes and Section 304-48 of the City of Milwaukee Code of Ordinances that will result in the City of Milwaukee taking a personal judgment against you that, among other things, may become a lien on any real estate you own, show up against you in credit reports, and result in the garnishment of your wages or bank accounts.
3. A foreclosure action in Milwaukee County Circuit Court under Section 75.521 of the Wisconsin Statutes that will result in the City of Milwaukee acquiring ownership of your property.

Failure to pay your delinquent real estate tax account in full by the end of this month will automatically result in your account being referred to the City's collection agent. The Kohn Law Firm serves as the collection agent for the City of Milwaukee as authorized by Milwaukee Common Council Resolution File Number 110929 adopted November 30, 2011. Do note that once a legal action is started against you, you will be liable for the additional costs of the legal action.

If you have any questions on this notice, you must call the Customer Services Division, Office of the City Treasurer, at (414) 286-2240.

To avoid any further collection action against you, mail your payment in full to the Milwaukee City Treasurer with the bottom part of this notice in the addressed envelope enclosed.

Joanna Gibelev

JOANNA GIBELEV

Assistant City Attorney

City Principal	County Principal	Interest	Penalty	Total if Paid by 10/31/2015
\$27,840.49	\$6,433.95	\$3,084.70	\$1,542.35	\$38,901.49

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE

Tax Key/Account No.: 390-0257-2

Location of Property: 924 - 926 N 16TH ST

PYD

CHECK FOR ADDRESS CHANGE
(COMPLETE REVERSE SIDE)

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	10/31/2015
	FULL PAYMENT:	\$38,901.49
	MONTHLY PAYMENT:	\$38,901.49
	PLEASE WRITE IN AMOUNT ENCLOSED	

010015309390025700020003890149003890149000000000006

**2015
TAX LEVY**

2015 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY/ACCOUNT NO.: 390-0257-2
LOCATION OF PROPERTY: 924- 926 N 16TH ST
LEGAL DESCRIPTION: PLAT PAGE 390-13 NEIGHBORHOOD 6977
 ELDRED'S ADDN IN NE 1/4 SEC 30-7-22
 BLOCK 217 N 3/4 LOT 14

Spencer Coggis
CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
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PRIOR TAXES ARE DELINQUENT

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC

1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges	
MAP	3,300	1,326,700	1,330,000	DNS MISCELLANEOUS	684.45
				BLDG REINSPECTION	4,258.80
<i>Avg. Assmt. Ratio</i>	<i>Est. Fair Market-Land</i>	<i>Est. Fair Mkt.-Improvements</i>	<i>Total Est. Fair Market</i>	FIRE INSPECTION FEE	214.23
0.9679	3,400	1,370,700	1,374,100	DELQ STORM WATER	1,271.77
School taxes reduced by school levy tax credit			2,962.71	TOTAL	6,429.25
Tax Levy	2014 Est. State Aids	2015 Est. State Aids	2014 Net Tax	2015 Net Tax	% Change
State of Wis.			233.86	232.09	-.7
Sewerage Dist.			2,362.46	2,386.42	+1.0
Public Schools	642,426,030	642,984,466	14,030.07	13,571.05	-3.2
Tech. College	6,509,685	27,019,275	1,750.05	1,720.22	-1.7
County Govt.	24,604,984	24,421,741	7,026.58	7,022.53	
City Govt.	251,243,160	251,344,009	14,131.50	14,112.50	-.1
Total	924,783,859	945,769,491	39,534.52	39,044.81	-1.2
First Dollar Credit			-80.42	-81.09	+ .8
Lottery and Gaming Credit					
Net Property Tax			39,454.10	38,963.72	-1.2
Special Assessments and Charges				6,429.25	
WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.			TOTAL DUE	45,392.97	
Monthly Installment Payment Due: February through July 2016	4,922.54	Net Assessed Value Rate Before Credits 29.357	FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2016		45,392.97
Monthly Installment Payment Due: August, September, and October 2016	3,645.05		FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2016		4,922.58

CITY-BAL CNTY-BAL ORIG-CITY ORIG-CNTY REVISED-LAND REVISED-IMPR CD
 36,450.52 8,942.45 36,450.52 8,942.45 0 0
 PCDCMCASISCCSCRC IN-REM-# PREVIOUS-TAXKEYS
 0 6 7 40 00000000

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP23

Date: 2/8/2016
 Levy Year: 2015
 Account Type: REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WI 53202
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PRIOR YEARS TAXES
 ALSO DELINQUENT

Your real estate tax account needs immediate attention as it is delinquent.

The amount due shown below includes interest and penalty charges computed through the end of this month. Interest and penalty charges continue to accrue until the account is paid in full. Your entire tax account balance is also subject to interest at a rate of 1% per month, plus an additional penalty of 1/2% per month, retroactive to February 1st.

Monthly payments may be made. Make your payments payable to the City Treasurer and mail with the bottom part of this statement. For your convenience, an addressed envelope is enclosed.

If the message **PRIOR YEARS TAXES ALSO DELINQUENT** appears at the top of this letter, one of the following situations may apply to your prior year tax account: 1) your prior year tax account may be part of a bankruptcy action; or 2) your prior year tax account may have been scheduled for foreclosure proceedings or is currently part of a foreclosure action pending in Circuit Court; or 3) your prior year tax account may have been scheduled for a civil action or is currently part of a civil action pending in Circuit Court. Regardless of the situation, this tax certificate notice for the current year's tax levy fulfills a statutory requirement and does not affect the status of your delinquent prior year tax account.

For the total tax balance due, or if you have any questions on this matter, contact the Customer Services Unit at (414) 286-2240, or visit our website at www.milwaukee.gov/treasurer.

Current Levy Year Tax Balance Due By: 2/29/2016

City Principal	County Principal	Interest	Penalty	Total
\$36,450.52	\$8,942.45	\$453.93	\$226.96	\$46,073.86

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
 Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE (COMPLETE REVERSE SIDE)

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	2/29/2016
	FULL PAYMENT:	\$46,073.86
	MONTHLY PAYMENT:	\$5,724.56
	PLEASE WRITE IN AMOUNT ENCLOSED	

010016067390025700020004607386000572456000000000000

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP24

Date: 4/6/2016
Levy Year: 2015
Account Type: REAL ESTATE
Tax Key/Account No.: 390-0257-2
Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WI 53202
TELEPHONE (414) 288-2240

BROOK INV GLOBAL LTD
C/O BROOK MGMT LLC
1521 W KILBOURN AVE
MILWAUKEE WI 53233-1720

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction

PRIOR YEARS TAXES
ALSO DELINQUENT

Your delinquent real estate tax account needs your immediate attention.

The amount due shown below includes interest and penalty charges computed through the end of this month. Interest and penalty charges continue to accrue until the account is paid. Your entire tax account balance is subject to interest at a rate of 1% per month, plus an additional penalty of 1/2% per month, retroactive to February 1st.

Monthly payments may be made. Make your payments payable to the City Treasurer and mail with the bottom part of this statement. For your convenience, an addressed envelope is enclosed.

For the total tax balance due, or if you have any questions on this matter, contact the Customer Services Division at (414) 286-2240, or visit our website at: www.milwaukee.gov/treasurer.

Current Levy Year Tax Balance Due By: 4/30/2016

City Principal	County Principal	Interest	Penalty	Total
\$36,450.52	\$8,942.45	\$1,361.79	\$680.89	\$47,435.65

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE
(COMPLETE REVERSE SIDE)

<i>Make Check Payable and Mail to:</i> CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	4/30/2016
	FULL PAYMENT:	\$47,435.65
	MONTHLY PAYMENT:	\$7,360.15
	PLEASE WRITE IN AMOUNT ENCLOSED	

0100161263900257000200047435650007360150000000000008

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP25

Date: 6/7/2016
Levy Year: 2015
Account Type: REAL ESTATE
Tax Key/Account No.: 390-0257-2
Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WI 53202
TELEPHONE (414) 286-2240

BROOK INV GLOBAL LTD
C/O BROOK MGMT LLC
1521 W KILBOURN AVE
MILWAUKEE WI 53233-1720

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction

PRIOR YEARS TAXES
ALSO DELINQUENT

Your property will be eligible for foreclosure action by the City of Milwaukee under Section 75.521, Wisconsin State Statutes, or you may be subject to a personal civil action by the City of Milwaukee under Section 74.53, Wisconsin State Statutes, if this delinquent real estate tax account remains unpaid.

The amount due shown below includes interest and penalty charges computed through the end of this month. Interest and penalty charges continue to accrue until the account is paid. Your entire tax account balance is subject to interest at a rate of 1% per month, plus an additional penalty of 1/2% per month, retroactive to February 1st.

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For the total tax balance due, or if you have any questions on this matter, contact the Customer Services Division at (414) 286-2240, or visit our website at: www.milwaukee.gov/treasurer.

Current Levy Year Tax Balance Due By: 6/30/2016

City Principal	County Principal	Interest	Penalty	Total
\$36,450.52	\$8,942.45	\$2,269.65	\$1,134.82	\$48,797.44

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE (COMPLETE REVERSE SIDE)

<i>Make Check Payable and Mail to:</i> CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	6/30/2016
	FULL PAYMENT:	\$48,797.44
	MONTHLY PAYMENT:	\$10,304.20
	PLEASE WRITE IN AMOUNT ENCLOSED	

010016187390025700020004879744001030420000000000007

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP60

Date: 8/9/2016
 Levy Year: 2015
 Account Type: REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WI 53202
 TELEPHONE (414) 286-2240

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC
 1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

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PRIOR YEARS TAXES
 ALSO DELINQUENT

***** Your delinquent real estate tax account needs your immediate attention. *****

Failure to pay your account in full by October 31st will automatically result in your account being referred to the City Attorney for collection. The City Attorney may:

1. Transfer your delinquent tax account to the City's collection law firm. The Kohn Law Firm serves as the collection agent for the City of Milwaukee as authorized by Milwaukee Common Council Resolution File Number 110929 adopted November 30,
2. Pursue a civil action under Section 74.53 of the Wisconsin State Statutes and Section 304-48 of the Milwaukee Code of Ordinances that would result in the City of Milwaukee taking a personal judgment against you that, among other things, may become a lien on any real estate you own, show up against you in credit reports, and result in the garnishment of your wages or bank accounts.
3. Pursue an in rem tax foreclosure action in Milwaukee County Circuit Court under Section 75.521 of the Wisconsin State Statutes that will result in the City of Milwaukee acquiring ownership of your property.

To avoid any further collection action against you, mail your payment in full to the Milwaukee City Treasurer with the bottom part of this notice in the addressed envelope inclosed.

Contact the Customer Services Division at (414) 286-2240 with any questions on this notice.

Current Levy Year Tax Balance Due By: 8/31/2016

City Principal	County Principal	Interest	Penalty	Total
\$36,450.52	\$8,942.45	\$3,177.51	\$1,588.75	\$50,159.23

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
 Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE (COMPLETE REVERSE SIDE)

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	8/31/2016
	FULL PAYMENT:	\$50,159.23
	MONTHLY PAYMENT:	\$17,173.67
	PLEASE WRITE IN AMOUNT ENCLOSED	

0100162503900257000200050159230017173670000000000008

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP62

Date: 10/6/2016
 Levy Year and Account Typ 2015 REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY ATTORNEY
 800 CITY HALL
 200 EAST WELLS STREET
 MILWAUKEE, WI 53202

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC
 1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

PRIOR YEARS TAXES
 ALSO DELINQUENT

Your delinquent real estate tax account has been referred to the City Attorney for collection and is subject to the following:

1. Transfer to the City's collection law firm.
2. A civil action under Section 74.53 of the Wisconsin State Statutes and Section 304-48 of the City of Milwaukee Code of Ordinances that will result in the City of Milwaukee taking a personal judgment against you that, among other things, may become a lien on any real estate you own, show up against you in credit reports, and result in the garnishment of your wages or bank accounts.
3. A foreclosure action in Milwaukee County Circuit Court under Section 75.521 of the Wisconsin Statutes that will result in the City of Milwaukee acquiring ownership of your property.

Failure to pay your delinquent real estate tax account in full by the end of this month will automatically result in your account being referred to the City's collection agent. The Kohn Law Firm serves as the collection agent for the City of Milwaukee as authorized by Milwaukee Common Council Resolution File Number 110929 adopted November 30, 2011. Do note that once a legal action is started against you, you will be liable for the additional costs of the legal action.

If you have any questions on this notice, you must call the Customer Services Division, Office of the City Treasurer, at (414) 286-2240.

To avoid any further collection action against you, mail your payment in full to the Milwaukee City Treasurer with the bottom part of this notice in the addressed envelope enclosed.

Joanna Gibelev

JOANNA GIBELEV
 Assistant City Attorney

City Principal	County Principal	Interest	Penalty	Total if Paid by 10/31/2016
\$36,450.52	\$8,942.45	\$4,085.37	\$2,042.68	\$51,521.02

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

PYD

CHECK FOR ADDRESS CHANGE
 (COMPLETE REVERSE SIDE)

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	10/31/2016
	FULL PAYMENT:	\$51,521.02
	MONTHLY PAYMENT:	\$51,521.02
	PLEASE WRITE IN AMOUNT ENCLOSED	

010016312390025700020005152102005152102000000000004

**2016
TAX LEVY**

2016 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNTTYPE: REAL ESTATE
 TAX KEY/ACCOUNT NO.: 390-0257-2
 LOCATION OF PROPERTY: 924- 926 N 16TH ST
 LEGAL DESCRIPTION: PLAT PAGE 390-13 NEIGHBORHOOD 6977
 ELDRED'S ADDN IN NE 1/4 SEC 30-7-22
 BLOCK 217 N 3/4 LOT 14
 BID #10

Spencer Coss
 CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WISCONSIN 53202
 TELEPHONE (414) 286-2240
 TDD: (414) 286-2025
 FAX: (414) 286-3186
 www.milwaukee.gov/treasurer

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

BROOK INV GLOBAL LTD
 C/O BROOK MGMT LLC

1521 W KILBOURN AVE
 MILWAUKEE WI 53233-1720

PRIOR TAXES ARE DELINQUENT

No temporary property tax increases have been approved through a referendum or resolution by a taxing jurisdiction within the City of Milwaukee.

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges		
MAP	3,300	1,195,700	1,199,000	DELO CITY SEWER	2,207.80	
				DNS MISCELLANEOUS	684.45	
Avg, Assmt, Ratio	Est, Fair Market-Land	Est, Fair Mkt, Improvements	Total Est, Fair Market	DELO STORM WATER	2,572.82	
0.9618	3,400	1,243,200	1,246,600	BLDG REINSPECTION	2,616.12	
				ADDITIONAL CHARGES	194.40	
School taxes reduced by school levy tax credit			2,551.47	TOTAL	8,275.59	
Tax Levy	2015 Est. State Aids	2016 Est. State Aids	2015 Net Tax	2016 Net Tax	% Change	
State of Wis.			232.09	211.86	-8.7	
Sewerage Dist.			2,386.42	2,185.66	-8.4	
Public Schools	642,984,466	657,094,027	13,571.05	11,194.83	-17.5	
Tech. College	27,019,275	26,715,172	1,720.22	1,572.61	-8.5	
County Govt.	24,421,741	24,586,167	7,022.53	6,362.25	-9.4	
City Govt.	251,344,009	251,912,166	14,112.50	12,889.01	-8.6	
Total	945,769,491	960,307,532	39,044.81	34,416.22	-11.8	
First Dollar Credit			-81.09	-75.59	-6.7	
Lottery and Gaming Credit						
Net Property Tax			38,963.72	34,340.63	-11.8	
Special Assessments and Charges				8,275.59		
WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.			TOTAL DUE	42,616.22		
Monthly Installment Payment Due: February through July 2017	4,610.35	Net Assessed Value Rate Before Credits	FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2017		42,616.22	
Monthly Installment Payment Due: August, September, and October 2017	3,447.89	28.704	FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2017		4,610.45	

CITY-BAL 34,478.95 CNTY-BAL 8,137.27 ORIG-CITY 34,478.95 ORIG-CNTY REVISED-LAND 8,137.27 REVISED-IMPR CD 0

PCDCMCASISCCCSCRC IN-REM-# 0 6 7 40 00000000 PREVIOUS-TAXKEYS

I BCH PAY-DT 000 020717 CITY-AMT 0.00 CNTY-AMT 0.00 INT-PAID 0.00 PENALTY 0.00 REMARKS N819023 LE REFUND #

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP23

Date: 2/7/2017
 Levy Year: 2016
 Account Type: REAL ESTATE
 Tax Key/Account No.: 390-0257-2
 Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WI 53202
 TELEPHONE (414) 286-2240

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction

BROOK MANAGEMENT LLC
 1521 W KILBOURN AVE
 MILWAUKEE WI 53233

PRIOR YEARS TAXES
 ALSO DELINQUENT

Your real estate tax account needs immediate attention as it is delinquent.

The amount due shown below includes interest and penalty charges computed through the end of this month. Interest and penalty charges continue to accrue until the account is paid in full. Your entire tax account balance is also subject to interest at a rate of 1% per month, plus an additional penalty of 1/2% per month, retroactive to February 1st.

Monthly payments may be made. Make your payments payable to the City Treasurer and mail with the bottom part of this statement. For your convenience, an addressed envelope is enclosed.

If the message *PRIOR YEARS TAXES ALSO DELINQUENT* appears at the top of this letter, one of the following situations may apply to your prior year tax account: 1) your prior year tax account may be part of a bankruptcy action; or 2) your prior year tax account may have been scheduled for foreclosure proceedings or is currently part of a foreclosure action pending in Circuit Court; or 3) your prior year tax account may have been scheduled for a civil action or is currently part of a civil action pending in Circuit Court. Regardless of the situation, this tax certificate notice for the current year's tax levy fulfills a statutory requirement and does not affect the status of your delinquent prior year tax account.

For the total tax balance due, or if you have any questions on this matter, contact the Customer Services Unit at (414) 286-2240, or visit our website at www.milwaukee.gov/treasurer.

Current Levy Year Tax Balance Due By: 2/28/2017

City Principal	County Principal	Interest	Penalty	Total
\$34,478.95	\$8,137.27	\$426.16	\$213.08	\$43,255.46

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
 Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE (COMPLETE REVERSE SIDE)

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	2/28/2017
	FULL PAYMENT:	\$43,255.46
	MONTHLY PAYMENT:	\$5,374.38
	PLEASE WRITE IN AMOUNT ENCLOSED	

010017065390025700020004325546000537438000000000006

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP24

Date: 4/6/2017
Levy Year: 2016
Account Type: REAL ESTATE
Tax Key/Account No.: 390-0257-2
Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WI 53202
TELEPHONE (414) 286-2240

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BROOK MANAGEMENT LLC
1521 W KILBOURN AVE
MILWAUKEE WI 53233

PRIOR YEARS TAXES
ALSO DELINQUENT

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Current Levy Year Tax Balance Due By: 4/30/2017

City Principal	County Principal	Interest	Penalty	Total
\$34,478.95	\$8,137.27	\$1,278.49	\$639.24	\$44,533.95

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE
(COMPLETE REVERSE SIDE)

Make Check Payable and Mail to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
200 E WELLS STREET ROOM 103
MILWAUKEE, WI 53202

DATE DUE:	4/30/2017
FULL PAYMENT:	\$44,533.95
MONTHLY PAYMENT:	\$6,909.92
PLEASE WRITE IN AMOUNT ENCLOSED	

010017125390025700020004453395000690992000000000005

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

MDNP25

Date: 6/6/2017
Levy Year: 2016
Account Type: REAL ESTATE
Tax Key/Account No.: 390-0257-2
Location of Property: 924 - 926 N 16TH ST

OFFICE OF THE CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WI 53202
TELEPHONE (414) 286-2240

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BROOK MANAGEMENT LLC
1521 W KILBOURN AVE
MILWAUKEE WI 53233

PRIOR YEARS TAXES
ALSO DELINQUENT

Your property will be eligible for foreclosure action by the City of Milwaukee under Section 75.521, Wisconsin State Statutes, or you may be subject to a personal civil action by the City of Milwaukee under Section 74.53, Wisconsin State Statutes, if this delinquent real estate tax account remains unpaid.

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Monthly payments may be made. Make your payments payable to the City Treasurer and mail with the bottom part of this statement. For your convenience, an addressed envelope is enclosed.

For the total tax balance due, or if you have any questions on this matter, contact the Customer Services Division at (414) 286-2240, or visit our website at: www.milwaukee.gov/treasurer.

Current Levy Year Tax Balance Due By: 6/30/2017

City Principal	County Principal	Interest	Penalty	Total
\$34,478.95	\$8,137.27	\$2,130.81	\$1,065.41	\$45,812.44

KEEP THIS PART FOR YOUR RECORDS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WHEN PAYING BY MAIL, CAREFULLY TEAR ON THE PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

CITY OF MILWAUKEE DELINQUENT TAX BILL - FACSIMILE

Account Type: REAL ESTATE
Location of Property: 924 - 926 N 16TH ST

Tax Key/Account No.: 390-0257-2

PYD

CHECK FOR ADDRESS CHANGE
(COMPLETE REVERSE SIDE)

Make Check Payable and Mail to: CITY OF MILWAUKEE OFFICE OF THE CITY TREASURER 200 E WELLS STREET ROOM 103 MILWAUKEE, WI 53202	DATE DUE:	6/30/2017
	FULL PAYMENT:	\$45,812.44
	MONTHLY PAYMENT:	\$9,673.88
	PLEASE WRITE IN AMOUNT ENCLOSED	

010017186390025700020004581244000967388000000000000

**COLLECTION
LAW FIRM**

From: Joe Johnson
Sent: Tuesday, January 02, 2018 5:41 PM
To: 'Klajbor, Jim'
Subject: RE: Collection Efforts

Good Evening Jim,

We have had files for the 2013, 2014 and 2015 levy years for the property on North 16th Street. As you know, it is owned by Brook Management LLC. The short version of this story is that through various actions we were able to get the 2013 levy year paid in full. The 2014 and 2015 levy years, after consulting with the City Attorney's office, were closed back to the City for *in rem* review back in April 2017. We currently do not have any open files for this property. I've included some select documents, but there are hundreds of documents for the 2013 levy year alone. If there is something specific you are looking for, let me know.

2013 – We received the 2013 levy year in November 2014. We sent the usual first and second demand letters. The four week notice was sent out in March 2015. We received no response to our letters or phone calls and we proceeded to issue a lawsuit in April 2015. Brook filed a pro se answer in response to the lawsuit basically stating that they were unable to pay the taxes. We then filed a Motion for Judgment on the Pleadings. (see attached). We then had a few unsuccessful discussions with Fan Zhang (owner of Brook) to see if a payment plan could be worked out. In June 2015, Brook hired Attorney Joseph Trawitzki to represent it in the court action. Through Trawitzki, we were able to work out a stipulation where Brook would pay both the taxes on the 16th Street property as well as the taxes on 1521 W. Kilbourn by July 31, 2015. (see attached). Brook apparently had a loan lined up at that time to make said payment.

Unfortunately, Brook was unable to make the payment by July 31, 2015, instead paying only \$20,000. We attempted to salvage the stipulation, however eventually we took judgment against Brook for failing to comply with the terms of the stipulation. (see attached). That judgment was entered on November 5, 2015. We continued to try to work with Attorney Trawitzki but were unable to agree to a new payment plan, mainly because Trawitzki was not very responsive to calls and/or letters. In December 2015 we began issuing non-earning garnishments against Brook's bank accounts and tenants. (See attached orders). The bank garnishments were very successful, yielding approximately \$49,000. We also attempted a rent garnishment, specifically a John/Jane Doe rent garnishment as we knew most of Brook's tenants were students. (See attached). We were able to get 10 tenants served and amended the garnishment to include those tenants specifically. Unfortunately, for various reasons, the rental garnishment was unsuccessful. These garnishment efforts continued through late 2016. The monies received through the bank garnishments did pay off 2013 levy year for the 16th street property.

2014-2015 – Due to length of time it took to collect the 2013 levy year, no action was taken on the 2014/2015 levy years with the exception of sending out our usual demand letters. After the 2013 levy year was paid we did review the 2014 and 2015 levy year for possible legal action in January 2017 that would likely have gone down the same path as the 2013 levy year did. While the bank garnishments did yield results, it would not have been possible to get the 2014/2015 taxes paid in the time allowed and given the amount owed. Therefore, after consultation with the City Attorney's office, specifically ACA Kail Decker, the decision was made to close the 2014 and 2015 levy years back to the City for an *in rem* action. The 2014 and 2015 levy years have been closed in our office since April 2017. We did receive a call from a "Jason" at EZ Bridge Lending in November 2017 asking for payoffs for the levy years in question but as the file was closed in our office, we directed him to the Treasurer's Office.

Lastly, I'll note that Brook habitually made promises (like the stipulation) that it ended up breaking. Throughout the course of having the files we made countless attempts to reach Zhang and later Attorney Trawitzki and both were very unresponsive most of the time. If you have any further questions Jim or want a specific document, let me know,

Best,

Joseph R. Johnson
Shareholder
Supervising Attorney-Consumer Litigation
Kohn Law Firm S.C.
735 N. Water St., Suite 1300
Milwaukee, WI 53202-4106
(414) 276-4608 ext. 3054

NOTICE: This communication is from a debt collector. This is an attempt to collect a debt, and any information obtained will be used for that purpose.

Kohn Law Firm S.C. is proud to be SSAE 16/SOC1 certified.



KOHN LAW FIRM S.C.

ATTORNEYS AT LAW

735 N. Water St., Suite 1300
Milwaukee, WI 53202-4106

(414) 276-0435 (800) 451-1791
Fax (414) 271-6046
Email KLF@kohnlaw.com
www.kohnlaw.com

April 30, 2015

CLERK/HONORABLE JEFFREY A CONEN
MILWAUKEE COUNTY COURTHOUSE
901 N 9TH ST
MILWAUKEE WI 53233

FILE COPY

Re: CITY OF MILWAUKEE v. BROOK MANAGEMENT LLC
Case Number: 15CV003151
Our File Number: 824076

Dear Clerk:

Enclosed herewith for filing is Plaintiff's Notice of Motion and Motion for Judgment on the Pleadings along with our Affidavit of Mailing same to parties hereto.

Thank you for your consideration in this matter.

Sincerely,

KOHN LAW FIRM S.C.

/S/KEVIN T. WHITE

BY: KEVIN T. WHITE
Attorney at Law
(414) 276-4608 ext. 3107

Enclosures

cc: BROOK MANAGEMENT LLC
AKA BROOK INV GLOBAL LTD

STATE OF WISCONSIN
CITY OF MILWAUKEE

CIRCUIT COURT

Our File #824076
MILWAUKEE COUNTY

Case No. 15CV003151

Plaintiff,

vs.

BROOK MANAGEMENT LLC
AKA BROOK INV GLOBAL LTD

Defendant.

AFFIDAVIT OF MAILING

I, Altha L. Arden, being first duly sworn on oath, state that I am a resident of this state; that a true and correct copy of attached Plaintiff's Notice of Motion and Motion for Judgment on the Pleadings was mailed to:

BROOK MANAGEMENT LLC
AKA BROOK INV GLOBAL LTD
1521 W KILBOURN AVE
MILWAUKEE WI 53233-1720

by enclosing the same in an envelope postpaid for first class handling which bears the sender's name and address and which was addressed to the above defendant(s) at his/her/their respective post office address and which was deposited in a U.S. Postal Office depository in Milwaukee, Wisconsin on APR 30 2015.

/S/ALTHA L. ARDEN

Altha L. Arden

Subscribed and sworn to before me

this APR 30 2015
/S/SAMANTHA M. SCHULTZ

Samantha M. Schultz, Notary Public
Milwaukee County, Wisconsin
My commission expires: February 21, 2016

STATE OF WISCONSIN
CITY OF MILWAUKEE

CIRCUIT COURT

Our File #824076
MILWAUKEE COUNTY

Case No. 15CV003151

Plaintiff,

vs.

BROOK MANAGEMENT LLC
AKA BROOK INV GLOBAL LTD

Defendant.

PLAINTIFF'S NOTICE OF MOTION AND MOTION FOR JUDGMENT ON THE
PLEADINGS

TO: BROOK MANAGEMENT LLC
AKA BROOK INV GLOBAL LTD
1521 W KILBOURN AVE
MILWAUKEE WI 53233-1720

PLEASE TAKE NOTICE that the plaintiff will move the above-named Court in the County Courthouse located at 901 N 9th St, Milwaukee WI 53233, County of Milwaukee, Wisconsin, before the Honorable Jeffrey A Conen, Judge of the Circuit Court, on June 15, 2015, at 10:30 a.m., for an Order for Judgment on the Pleadings in favor of the Plaintiff herein, plus the interest, costs, and disbursements of said action pursuant to Section 802.06(3) Wis. Stats. The grounds for said motion are set forth in the attached affidavit and incorporated herein by reference.

Dated this APR 30 2015.

KOHN LAW FIRM S.C.

BY: /S/KEVIN T. WHITE

KEVIN T. WHITE
Attorney for Plaintiff
State Bar No. 1067868

735 N. Water St., Suite 1300
Milwaukee, WI 53202-4106
(414) 276-0435

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY
CITY OF MILWAUKEE

Case No. 15CV003151

Plaintiff,

vs.

BROOK MANAGEMENT LLC
AKA BROOK INV GLOBAL LTD

Defendant.

AFFIDAVIT IN SUPPORT OF MOTION FOR JUDGMENT ON THE PLEADINGS

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

KEVIN T. WHITE being first duly sworn on oath, deposes and states as follows:

1. I am a licensed practicing attorney duly authorized to make this affidavit on behalf of the plaintiff and make it from the books, records and files in my possession.
2. The above-named defendant has filed and served an Answer in this matter, but said Answer in no way denies or joins issue with the allegations contained in the plaintiff's Complaint. A copy of said Answer is attached hereto and incorporated herein by reference.
3. Under these circumstances, it is the plaintiff's position that it is entitled to judgment based on the pleadings filed in this matter.
4. This Affidavit is made in support of the plaintiff's Motion for Judgment on the Pleadings.

WHEREFORE, said affiant prays the court grants the judgment as requested in the Complaint for the principal amount plus the costs disbursed in this action.

Dated at Milwaukee, Wisconsin this APR 30 2015.

/S/KEVIN T. WHITE

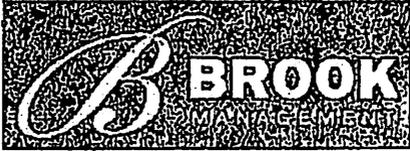
KEVIN T. WHITE
Attorney for Plaintiff
State Bar No. 1067868

Subscribed and sworn to before me
this APR 30 2015

/S/SAMANTHA M. SCHULTZ

Samantha M. Schultz, Notary Public
Milwaukee County, Wisconsin
My commission expires: February 21, 2016

821076
- pro se Attorney



From: Brook Management LLC

1521 W. Kilbourn Avenue

Milwaukee, WI 53233

To: Milwaukee County Circuit Court

C/O City of Milwaukee

901 N. 9th Street

Milwaukee, WI 53233

And

Kohn Law Firm S.C

735 N. Water St

Suite 1300

Milwaukee, WI 53202

RE: In Reply to Claim Code 30301

Your Honor of Milwaukee County Circuit Court and Attorney at Law at Kohn Law Firm S.C, as the owner and Representative of Brook Management LLC and Brook Investments Global Limited, I am writing in respond to the lawsuit filed against my company for delinquent property taxes for properties 390025700020 and 390028910030 for tax year 2013.

As property owners, we feel very ashamed for not being able to make payments for 2013 property taxes. The year 2013 was an extremely difficult year for us as we faced the danger of foreclosure. Our property located at: 1521 W. Kilbourn Ave has 52 units, in 2013, we were only able to fill 22 out of the 52 which generated not nearly enough income to keep operating.

We would like to beg the city for abatement for 2013 year property taxes, and we will be continuing on paying 2014 year property taxes in installment. Please take into consideration as we are trying everything we can within possible means to market our property to generate enough income to catch up on our bills. We would sincerely like to keep the property in business.

We thank you in advance for your consideration and understanding.

Sincerely;

A handwritten signature in black ink, appearing to be 'Fan Zhang', written over a horizontal line.

Fan Zhang

April 23rd, 2015 – Thursday

CITY OF MILWAUKEE
Plaintiff,
vs.
BROOK MANAGEMENT LLC
Defendant:

RECEIVED
JUN 25 2015
Case No. 15 CV 3151

FILED AND AUTHENTICATED
JUN 11 2015
JOHN BARRETT
Clerk of Circuit Court

STIPULATION TO DISMISS

IT IS HEREBY STIPULATED between the parties hereto, by the undersigned, that the above-captioned matter against the defendant be dismissed with prejudice and upon its merits without further costs to any of the parties, subject to the following conditions:

1. As of June 2015, the real property taxes and court costs that are the subject of this action were due and owing as follows:

<u>LEVY YEAR</u>	<u>PROPERTY LOCATION</u>	<u>AMOUNT OWED</u>
2013	924 - 926 N 16 TH ST MILWAUKEE, WI	\$52,733.70
2013	1521 W KILBOURN AVE MILWAUKEE, WI	\$104,729.16

2. Defendant shall pay said taxes, plus interest and penalty from June 2015 until the month of the final payment, pursuant to sec. 74.47, Wis. Stats., in one of the two following ways:

Payment in full by July 31st, 2015.

3. All payments made pursuant to this Stipulation shall be paid to Kohn Law Firm S.C., Suite 1300, 735 N. Water St., Milwaukee, Wisconsin 53202-4106, attorneys for the plaintiff.

4. In the event said payment is not timely made, the plaintiff may, with notice, vacate the Order for Dismissal herein and enter Judgment against the defendant for the amount prayed for in the complaint plus accrued interest and penalty, minus any sums paid prior to default.

5. Acceptance of any money paid by the defendant which is in default of the terms of

this Stipulation shall not constitute a waiver of said default.

KOHN LAW FIRM S.C.

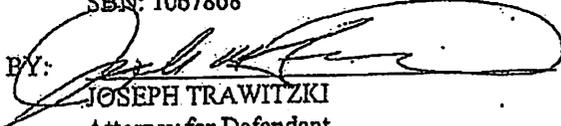
BY:



KEVIN T. WHITE
Attorney for Plaintiff
SBN: 1067868

6.11.15
(Date)

BY:



JOSEPH TRAWITZKI
Attorney for Defendant
SBN: 1071017

06/10/2015
(Date)

STATE OF WISCONSIN

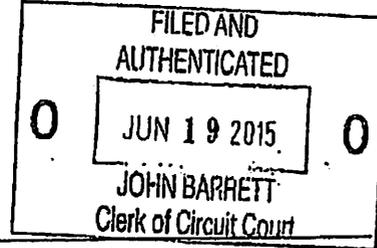
CIRCUIT COURT

Our File #824076
MILWAUKEE COUNTY

CITY OF MILWAUKEE

Case No. 15 CV 3151

Plaintiff,
vs.
BROOK MANAGEMENT LLC
Defendant.

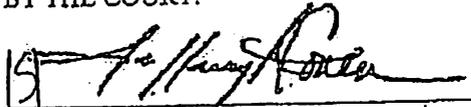


ORDER

Based upon the reading and filing of the foregoing Stipulation and upon the pleadings previously filed herein,

IT IS HEREBY ORDERED that the above-captioned matter be DISMISSED with prejudice and upon its merits and without further costs to any of the parties, subject to the terms set forth in said Stipulation.

BY THE COURT:


Circuit Court Judge

6-19-15
(Date)

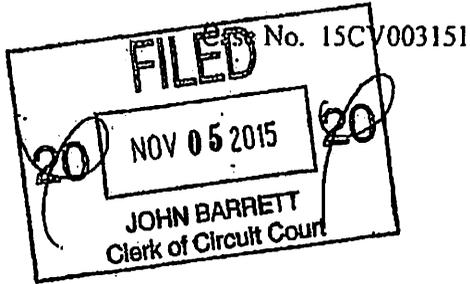
CITY OF MILWAUKEE

Plaintiff,

vs.

BROOK MANAGEMENT LLC
AKA BROOK INV GLOBAL LTD

Defendant.



ORDER FOR JUDGMENT

Upon all records, files and proceedings herein, it is hereby ordered that this case be reopened and the dismissal vacated and judgment entered in favor of the plaintiff, City Of Milwaukee, and against the defendant, Brook Management Llc Aka Brook Inv Global Ltd, in the amount of \$123,983.87 plus costs and disbursements.

This Order is final for purposes of appeal.

Dated November 5, 2015

BY THE COURT:

A handwritten signature in black ink, appearing to read "D. Moroney", written over a horizontal line.

Dennis Moroney
Circuit Court Judge



CITY OF MILWAUKEE

COPY

Case No. 15CV003151

Plaintiff,

vs.

BROOK MANAGEMENT LLC
AKA BROOK INV GLOBAL LTD

NOV 13 2015

\$5.00 JUDGMENT FEE PAID

Defendant.

JUDGMENT

In that an authenticated copy of the Summons and Complaint filed by the plaintiff in this action was duly served upon the defendant herein named;

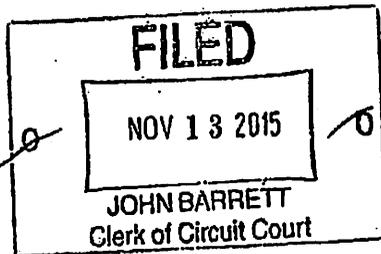
In that the defendant named herein defaulted on an obligation to make payments pursuant to a Stipulation an Order on file herein;

In that the damages of the plaintiff named herein were assessed by the Court/Clerk in the amount set forth below;

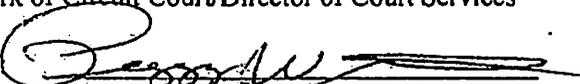
Now, therefore, on motion of Kohn Law Firm S.C., attorneys for plaintiff, it is adjudged as follows:

The plaintiff, CITY OF MILWAUKEE, shall recover from the defendant, Brook Management Llc Aka Brook Inv Global Ltd, the amount of \$153,404.03 plus interest of \$10,579.84 less payments of \$40,000.00 plus costs taxed at \$307.00 plus statutory attorney fees of \$250.00 for a total sum of \$124,540.87. NOV 13 2015

Dated _____



JOHN BARRETT,
Clerk of Circuit Court/Director of Court Services

BY 
DEPUTY CLERK/JUDGMENT CLERK

STATEMENT - Case No. 15CV003151

DAMAGES:

Suit Amount:	\$153,404.03
Less Payments to Date:	(\$40,000.00)
Plus Additional Interest from Date of Complaint:	\$10,579.84

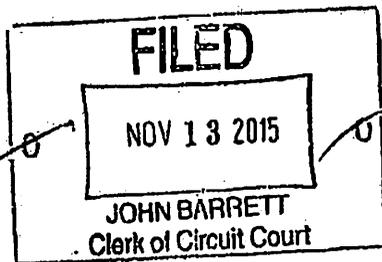
TOTAL DAMAGES: \$123,983.87

COSTS AND DISBURSEMENTS:

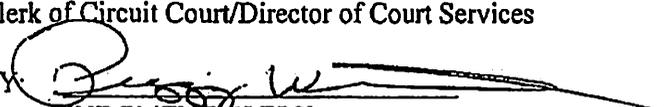
Filing Fees:	\$269.00
Entry of Judgment Fees:	\$5.00
Service of Process Fees:	\$33.00
Attorney Fees:	\$250.00

TOTAL COSTS AND DISBURSEMENTS: \$557.00

TOTAL JUDGMENT: \$124,540.87



JOHN BARRETT,
Clerk of Circuit Court/Director of Court Services

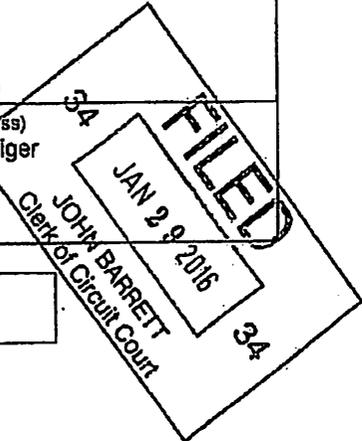
BY: 
JUDGMENT CLERK

Non-Earnings Garnishment Order to Garnishee / Release of Garnishee

Case No. 15CV009756

Creditor (Name and Address) CITY OF MILWAUKEE 200 E WELLS ST MILWAUKEE 53202	Debtor (Name and Address) BROOK MANAGEMENT LLC 1521 W KILBOURN AVE MILWAUKEE WI 53233-1720
Garnishee (Name and Address) > ASSOCIATED BANK NA 330 E KILBOURN AVE MILWAUKEE, WI 53202	Creditor's Attorney (Name and Address) > Attorney Elizabeth J. Schweiger Kohn Law Firm S.C. 735 N. Water St., Suite 1300 Milwaukee, WI 53202

Amount Being Held by Garnishee/Clerk \$12,712.40	Amount Due Creditor \$108,665.93
---	-------------------------------------



THE COURT FINDS AND ORDERS:

- The garnishee shall pay creditor's attorney (or the creditor if no attorney) the amount shown being held or the amount due creditor, whichever is less, and to pay the balance, if any, to the debtor. Upon such payment, the garnishee is released from further liability in this garnishment action.
- The garnishee shall pay to the clerk the amount shown being held or the amount due creditor, whichever is less, and pay the balance, if any, to debtor. Upon such payment garnishee is released from further liability in this garnishment action. The clerk shall disburse funds to the creditor's attorney (or creditor if no attorney) upon receipt.
- The clerk shall pay the creditor's attorney (or the creditor if no attorney) the amount being held or amount due creditor, whichever is smaller, and the balance, if any, to the garnishee. The garnishee is released from further liability in this garnishment action.
- The garnishee has answered that no debt is owed the debtor and the creditor has not replied within twenty days. The garnishee is released from further liability in this garnishment action.
- The earnings are exempt by statute, and the garnishee is released from further liability in this garnishment action.
- The creditor failed to either:
 - reply within twenty days to garnishee's answer or
 - move for an order to pay.
 The garnishee/clerk shall pay the amount held to the debtor, and the garnishee is released from further liability in this garnishment action.
- Other: _____

THIS IS A FINAL ORDER FOR PURPOSES OF APPEAL IF SIGNED BY A CIRCUIT COURT JUDGE.

BY THE COURT:

Glenn H. Yamahiro

 Circuit Court Judge Circuit Court Commissioner
 GLENN H. YAMAHIRO
 Name Printed or Typed
 1-29-16

 Date



**Non-Earnings Garnishment Order to Garnishee /
Release of Garnishee**

AUG 15 2016

Case No. 16CV001129

WAUKESHA CO. WI

Creditor (Name and Address) CITY OF MILWAUKEE 200 E WELLS ST MILWAUKEE WI 53202	Debtor (Name and Address) BROOK MANAGEMENT LLC AKA BROOK INV GLOBAL LTD 1521 W KILBOURN AVE MILWAUKEE WI 53233-1720	CIVIL DIVISION 16 AUG 1 AM 10:30 CLERK OF CIRCUIT COURT CIVIL DIVISION
Garnishee (Name and Address) > ASSOCIATED BANK, NA 330 E KILBOURN AVE MILWAUKEE, WI 53202	Creditor's Attorney (Name and Address) > Attorney NICHOLAS A. SMITH Kohn Law Firm S.C. 735 N. Water St., Suite 1300 Milwaukee, WI 53202	

Amount Being Held by Garnishee/Clerk \$11,251.06	Amount Due Creditor \$77,142.78
---	------------------------------------

THE COURT FINDS AND ORDERS:

- The garnishee shall pay creditor's attorney (or the creditor if no attorney) the amount shown being held or the amount due creditor, whichever is less, and to pay the balance, if any, to the debtor. Upon such payment, the garnishee is released from further liability in this garnishment action.
- The garnishee shall pay to the clerk the amount shown being held or the amount due creditor, whichever is less, and pay the balance, if any, to debtor. Upon such payment garnishee is released from further liability in this garnishment action. The clerk shall disburse funds to the creditor's attorney (or creditor if no attorney) upon receipt.
- The clerk shall pay the creditor's attorney (or the creditor if no attorney) the amount being held or amount due creditor, whichever is smaller, and the balance, if any, to the garnishee. The garnishee is released from further liability in this garnishment action.
- The garnishee has answered that no debt is owed the debtor and the creditor has not replied within twenty days. The garnishee is released from further liability in this garnishment action.
- The earnings are exempt by statute, and the garnishee is released from further liability in this garnishment action.
- The creditor failed to either:
 - reply within twenty days to garnishee's answer or
 - move for an order to pay.
 The garnishee/clerk shall pay the amount held to the debtor, and the garnishee is released from further liability in this garnishment action.
- Other: _____

THIS IS A FINAL ORDER FOR PURPOSES OF APPEAL IF SIGNED BY A CIRCUIT COURT JUDGE.

BY THE COURT:

S/Kathryn W. Foster

Circuit Court Judge Circuit Court Commissioner

K Foster

Name Printed or Typed

Aug 11, 2016

Date

Non-Earnings Garnishment Order to Garnishee / Release of Garnishee

Case No. 16CV001585

Table with 2 columns: Creditor (Name and Address) and Debtor (Name and Address). Rows include City of Milwaukee, Brook Management LLC, Associated Bank NA, and Attorney Elizabeth J. Schweiger.

Table with 2 columns: Amount Being Held by Garnishee/Clerk (\$21,371.38) and Amount Due Creditor (\$97,071.14).

APR 1 2016

THE COURT FINDS AND ORDERS:

CIRCUIT COURT MILWAUKEE COUNTY

- Checked box: The garnishee shall pay creditor's attorney (or the creditor if no attorney) the amount shown being held or the amount due creditor, whichever is less, and to pay the balance, if any, to the debtor. Upon such payment, the garnishee is released from further liability in this garnishment action.

THIS IS A FINAL ORDER FOR PURPOSES OF APPEAL IF SIGNED BY A CIRCUIT COURT JUDGE.

BY THE COURT:

Signature of Judge, Name Printed or Typed (John J. DiMatteo), Date (4/13/16)

(Name and Address)

Creditor(s): CITY OF MILWAUKEE
200 E WELLS ST
MILWAUKEE WI 53202

Debtor(s): BROOK MANAGEMENT LLC AKA
BROOK INV GLOBAL LTD
1521 W KILBOURN AVE
MILWAUKEE WI 53233-1720

Garnishee(s): ASSOCIATED BANK, NA
330 E KILBOURN AVE
MILWAUKEE, WI 53202

CLERK OF COURTS

SEP 28 2016

Non-Earnings
Garnishment
Summons and Complaint
(Garnishment - 30302)

THIS IS AN AUTHENTICATED COPY OF AN
ORIGINAL DOCUMENT FILED IN THE CLERK
OF COURTS OFFICE WAUKESHA COUNTY
Case No. 16TJ000110

JOHN/JANE DOE TENANTS RESIDING AT 924 N 16TH ST
924 N 16TH ST
MILWAUKEE WI 53233

JOHN/JANE DOE TENANTS RESIDING
AT 1521 W KILBOURN AVE
1521 W KILBOURN AVE
MILWAUKEE WI 53233

TO THE DEBTOR:

If you have a defense to the claim of the creditor or have an exemption that applies to the amount that is subject to garnishment, you are required to answer as described under Wisconsin Statutes within 20 days after you have been served with the summons and complaint. Answer forms are available at the office of the Clerk of Circuit Court or at <http://wicourts.gov/forms1/circuit/index.htm>. You must file the original of your answer with the Clerk and serve a copy on the creditor's attorney or creditor and on the garnishee.

TO THE GARNISHEE:

You are summoned as garnishee of the debtor(s). Within 20 days after you have been served with this summons and complaint, you are required to answer as described under Wisconsin Statutes whether you are indebted to or have in your possession or under your control any property of the debtor(s). Answer forms are available at the office of the Clerk of Circuit Court or at <http://wicourts.gov/forms1/circuit/index.htm>. You must file the original of your answer with the Clerk and serve a copy on the creditor's attorney or creditor and on the debtor.

If you fail to answer, judgment will be entered against you for the amount of the creditor's judgment against the debtor plus the cost of this action.

If you are indebted to the debtor for payment of the sale of agricultural products grown or produced by a person or his or her minor children, you are ordered to pay to the debtor the prescribed amount. You are ordered to retain from the balance the amount of the creditor's claim and disbursements, as stated in the annexed complaint pending the further order of the court.

Any excess indebtedness shall not be subject to the garnishment. If you have property belonging to the debtor and the amount of indebtedness retained is less than the amount claimed and disbursements, you are to retain the property pending the further order of the court. The amount retained by you for the creditor's disbursements may not exceed \$40.

If you are notified by the debtor's answer that an exemption applies, you are ordered to still withhold the amount of the creditor's claim and disbursements, pending the further order of the court.

Clerk of Circuit Court/Attorney	Date
<i>Kathleen D. Moore</i>	9/28/16

CREDITOR'S CLAIM

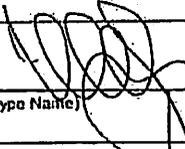
THE CREDITOR STATES that a judgment, as described below, was entered in circuit court:

Name of Debtor(s) BROOK MANAGEMENT LLC AKA BROOK INV GLOBAL LTD	County (State of Wisconsin) Milwaukee
Case Number 15CV003151	Date of Entry of Judgment November 13, 2015
Amount of Judgment \$124,540.87	

and that this summary provides the total amount due over and above all offsets.

Creditor's Claim \$62,939.53	Disbursements \$9.00	Interest \$3,264.13	Total Due on Creditor's Claim \$66,212.66
---------------------------------	-------------------------	------------------------	--

The creditor believes that the garnishee is indebted to or has control or possession over property of the debtor which is not exempt from execution.

Creditor/Attorney Signature 	
Creditor/Attorney Name (Print or Type Name) NICHOLAS A. SMITH	Date SEP 22 2016
Address Kohn Law Firm S.C. 735 N. Water St., Suite 1300 Milwaukee, WI 53202	Attorney's Telephone Number (414) 276-0435
	Attorney's State Bar Number 1068193

Creditors): CITY OF MILWAUKEE 200 E WELLS ST MILWAUKEE WI 53202
 Debtor(s): BROOK MANAGEMENT LLC AKA BROOK INV GLOBAL LTD 1521 W KILBOURN AVE MILWAUKEE WI 53233-1720
 ASSOCIATED BANK, NA 330 E KILBOURN AVE MILWAUKEE, WI 53202
 Garnishee(s):

Amended
 Non-Earnings
 Garnishment
 Summons and Complaint
 (Garnishment -30302)
 Case No. 16TJ000110

CLERK OF COURTS
 1521 W KILBOURN AVE #210
 MILWAUKEE WI 53233
 JUAN LIU
 1521 W KILBOURN AVE #210
 MILWAUKEE WI 53233
 KEENAN STOKES
 1521 W KILBOURN AVE #211
 MILWAUKEE WI 53233
 KARI VITUCCI
 1521 W KILBOURN AVE #407
 MILWAUKEE WI 53233
 ALEC SWAIN
 1521 W KILBOURN AVE #312
 MILWAUKEE WI 53233
 ROBERT PRICE
 1521 W KILBOURN AVE #313
 MILWAUKEE WI 53233
 ERIN SUDO
 1521 W KILBOURN AVE #105
 MILWAUKEE WI 53233
 ERIN REIFF
 1521 W KILBOURN AVE #105
 MILWAUKEE WI 53233
 XIAOWEN PU
 1521 W KILBOURN AVE #107
 MILWAUKEE WI 53233
 SHANELLE MIDDLETON
 1521 W KILBOURN AVE #102
 MILWAUKEE WI 53233
 RYAN WIRTHLIN
 1521 W KILBOURN AVE #200
 MILWAUKEE WI 53233

TO THE DEBTOR:
 If you have a defense to the claim of the creditor or have an exemption that applies to the amount that is subject to garnishment, you are required to answer as described under Wisconsin Statutes within 20 days after you have been served with the summons and complaint. Answer forms are available at the office of the Clerk of Circuit Court or at <http://wiscourts.gov/forms/circuit/index.htm>. You must file the original of your answer with the Clerk and serve a copy on the creditor's attorney or creditor and on the garnishee.

TO THE GARNISHEE:
 You are summoned as garnishee of the debtor(s). Within 20 days after you have been served with this summons and complaint, you are required to answer as described under Wisconsin Statutes whether you are indebted to or have in your possession or under your control any property of the debtor(s). Answer forms are available at the office of the Clerk of Circuit Court or at <http://wiscourts.gov/forms/circuit/index.htm>. You must file the original of your answer with the Clerk and serve a copy on the creditor's attorney or creditor and on the debtor.

If you fail to answer, judgment will be entered against you for the amount of the creditor's judgment against the debtor plus the cost of this action.

If you are indebted to the debtor for payment of the sale of agricultural products grown or produced by a person or his or her minor children, you are ordered to pay to the debtor the prescribed amount. You are ordered to retain from the balance the amount of the creditor's claim and disbursements, as stated in the annexed complaint pending the further order of the court.
 Any excess indebtedness shall not be subject to the garnishment. If you have property belonging to the debtor and the amount of indebtedness retained is less than the amount claimed and disbursements, you are to retain the property pending the further order of the court. The amount retained by you for the creditor's disbursements may not exceed \$40.
 If you are notified by the debtor's answer that an exemption applies, you are ordered to still withhold the amount of the creditor's claim and disbursements, pending the further order of the court.

Clerk of Circuit Court/Attorney: *Kathleen M. ...* Date: 11-15-16

CREDITOR'S CLAIM

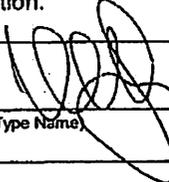
Name of Debtor(s) BROOK MANAGEMENT LLC AKA BROOK INV GLOBAL LTD	County (State of Wisconsin) MILWAUKEE
Case Number 15CV003151	Date of Entry of Judgment November 13, 2015
Amount of Judgment \$124,540.87	

THE CREDITOR STATES that a judgment, as described below, was entered in circuit court:

Creditor's Claim \$62,942.53	Disbursements \$30.00	Interest \$3,571.61	Total Due on Creditor's Claim \$66,544.14
---------------------------------	--------------------------	------------------------	--

and that this summary provides the total amount due over and above all offsets.

The creditor believes that the garnishee is indebted to or has control or possession over property of the debtor which is not exempt from execution.

Creditor/Attorney Signature 	
Creditor/Attorney Name (Print or Type Name) NICHOLAS A. SMITH	Date NOV 08 2016
Address Kohn Law Firm S.C. 735 N. Water St., Suite 1300 Milwaukee, WI 53202	Attorney's Telephone Number (414) 276-0435
	Attorney's State Bar Number 1068193

STATE OF WISCONSIN, CIRCUIT COURT, WAUKESHA COUNTY

(Name and Address)

Creditor(s): CITY OF MILWAUKEE

Debtor(s): BROOK MANAGEMENT LLC AKA
BROOK INV GLOBAL LTD

Garnishee(s): ASSOCIATED BANK, NA

JUAN LIU

KEENAN STOKES

KARI VITUCCU

EMI SUDO

ROBERT PRICE

RYAN WIRTHLIN

SHANELLE MIDDLETON

XIAOWN PU

ERIN REIFF

ALEX SWAIN

Non-Earnings
Garnishment
Garnishee Answer

Case No. 16TJ000110

16 NOV 15 AM 10:22

CLERK OF CIRCUIT COURT
CIVIL DIVISION

The garnishee states:

1. The garnishee does does not have control or possession of property belonging to the debtor.

Description: _____

Gross value of property \$ _____

Less exemption, if any, required by law _____ \$ _____

TOTAL AMOUNT SUBJECT TO GARNISHMENT _____ \$ _____

2. The garnishee is is not indebted to the debtor for agricultural products grown or produced by the debtor or minor children.

Description: _____

Gross amount owed _____ \$ _____

Less exempt amount per §812.18(2m)(b), Wis. Stat. _ \$ _____

TOTAL AMOUNT SUBJECT TO GARNISHMENT _____ \$ _____

3. The garnishee is is not indebted to the debtor for reasons other than the sale of agricultural products.

Description: _____

Gross amount owed _____ \$ _____

Less exemption, if any, required by law _____ \$ _____

TOTAL AMOUNT SUBJECT TO GARNISHMENT _____ \$ _____

4. The total amount of the indebtedness or property retained for the court is _____ \$ _____

Within the time period in the summons:

• File the original with Clerk of Circuit Court at:

Prepared by:

WAUKESHA COUNTY COURTHOUSE
515 W MORELAND BLVD
WAUKESHA WI 53188

Signature

Name and Title Printed or Typed

• Serve a copy on creditor's attorney and on the debtor.

Date

**FORECLOSURE
NOTICE**



Office of the City Treasurer

City Hall, Room 103 • 200 East Wells Street • Milwaukee, Wisconsin 53202
Telephone: (414) 286-2260 • TTY: (414) 286-2025 • FAX: (414) 286-3186

July 26, 2017

CERTIFIED MAIL No. 7016 2070 0000 2748 404
BROOK MANAGEMENT, LLC
FAN ZHANG
1521 WEST KILBOURN AVENUE
MILWAUKEE WI 53233

IN REM FILE 2017 No. 4
TAXKEY NUMBER: 390-0257-000-2
PARCEL: 212

THE CITY OF MILWAUKEE HAS FILED A FORECLOSURE ACTION IN MILWAUKEE COUNTY CIRCUIT COURT UNDER WISCONSIN STATE STATUTE 75.521 due to delinquent city and county real estate taxes for the property listed in the attached Exhibit A.

You have or may have an interest in the tax delinquent parcel listed above. If you wish to retain your interest, if any, in this property, the 2015 and prior year's delinquent taxes, plus accumulated interest and penalty charges and costs, must be paid to the City Treasurer. **THE LAST DATE THIS OFFICE WILL ACCEPT PAYMENT IS September 27, 2017. PAYMENT MUST BE MADE BY CERTIFIED FUNDS OR CASH. NO PERSONAL CHECKS OR MONEY ORDERS WILL BE ACCEPTED.**

The enclosed Exhibit A shows the tax year(s) and principal amounts only. INTEREST AND PENALTY CHARGES AND COSTS MUST BE ADDED for full payment. Since these charges accrue monthly, please contact Tax Enforcement at (414) 286-2260 for the total amount due.

If the total amount due is not paid by September 27, 2017, the City of Milwaukee will take title to the property.

PLEASE NOTE that pursuant to Wis. Stat. 75.521(12)(b) the City appointed attorney James P. Mulligan a Guardian ad Litem to serve for all persons who have or may have an interest in the listed properties and who are or may be minors or individuals adjudicated incompetent at the date of filing this foreclosure action. Attorney James P. Mulligan – Mulligan Law Offices – N55 W34550 Kosanke Road, Oconomowoc, WI 53066 – Phone: (414) 975-0184.

JAMES F. KLAJBOR
Deputy City Treasurer

Enclosure

ADA Compliance

The City of Milwaukee does not discriminate on the basis of disability. Upon reasonable notice, efforts will be made to accommodate disabled individuals in need of service on their tax accounts. To request assistance, please contact the Office of the City Treasurer.



STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY

In the Matter of the Foreclosure of Tax Liens under Section 75.521, Wisconsin Statutes by the City of Milwaukee, a municipal corporation, List of Tax Liens for 2017 No. 4.

The following is a parcel of property affected by delinquent tax liens as shown on the delinquent tax rolls in the Office of the City Treasurer of the City of Milwaukee and the Milwaukee County Treasurer, said list is made and filed pursuant to the provisions of Section 75.521 of the Wisconsin Statutes.

EXHIBIT A

Parcel: 212 Taxkey: 390-0257-000-2

Address: 924 926 N 16TH ST

Legal: ELDRED'S ADDN IN NE 1/4 SEC 30-7-22 BLOCK 217 N 3/4 LOT 14 BID #10

***Interest, Penalty, and Costs must be added to Principal - Call (414) 286-2260 for the Total Due RE 2017-4**

Year	*City	*County
2009	\$38.39	\$0.00
2014	\$27,840.49	\$6,433.95
2015	\$36,450.52	\$8,942.45

Owners:
BROOK MANAGEMENT, LLC

Mortgages and Other Parties in Interest:
USA, Milwaukee County, State of WI

STATE OF WISCONSIN CIRCUIT COURT
IN THE MATTER OF THE FORECLOSURE
OF TAX LIENS PURSUANT TO SEC. 75.521,
WISCONSIN STATUTES, BY THE CITY OF
MILWAUKEE, A MUNICIPAL CORPORATION

MILWAUKEE COUNTY
NOTICE OF COMMENCEMENT
OF PROCEEDING IN REM TO
FORECLOSE TAX LIENS
BY CITY OF MILWAUKEE
CODE NO. 30405

List of Tax Liens for 2017 No.4

PLEASE TAKE NOTICE that all persons having or claiming to have any right, title or interest in or lien upon the real property described in the List of Tax Liens 2017 No. 4, on file in the office of the Clerk of Circuit Court of Milwaukee County, on the Nineteenth of July, 2017, and hereinabove set forth, are hereby notified that the filing of such list of tax liens in the Office of the Clerk of the Circuit Court of Milwaukee County, constitutes the commencement by said City of Milwaukee, a municipal corporation, of special proceeding in the Circuit Court for said city to foreclose the tax liens therein described by foreclosure proceeding in rem and of tax liens assigned to the city and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the Office of the Clerk of the Circuit Court on the Nineteenth of July, 2017. Such proceeding is brought against the real property therein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments or other legal charges or any part thereof.

TAKE FURTHER NOTICE that all persons having or claiming to have any right, title or interest in or lien upon real property described in the said list of tax liens are hereby notified that such list of tax liens has been posted in the office of the City Treasurer of the City of Milwaukee and will remain posted for public inspection up to and including the Twenty seventh day of September, 2017, which date is hereby fixed as the last day for redemption.

STATE OF WISCONSIN CIRCUIT COURT
IN THE MATTER OF THE FORECLOSURE
OF TAX LIENS PURSUANT TO SEC. 75.521,
WISCONSIN STATUTES, BY THE CITY OF
MILWAUKEE, A MUNICIPAL CORPORATION

MILWAUKEE COUNTY

PETITION
Case No. 17CV-005975

CODE NO. 30405

List of Tax Liens for 2017 No.4

NOW COMES the City of Milwaukee, a municipal corporation, a city of the first class, by its attorneys, Grant F. Langley, City Attorney, by Kevin P. Sullivan, Assistant City Attorney, and files a list of tax liens of the City of Milwaukee attached hereto, incorporated herein, and designated Exhibit "A" and alleges and shows to the court as follows:

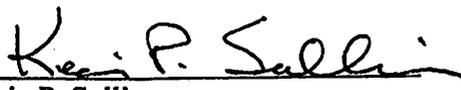
1. That the City of Milwaukee (hereinafter referred to as the City) is a city of the first class operating under special charter and is authorized by law to collect and sell its own taxes.
2. That said taxes, if not paid by January 31 following the tax year become delinquent January 31 following the tax year and the City by law has obtained a tax sales certificate for each and every parcel listed in Exhibit A.
3. That one (1) year has elapsed since the acquisition by the City of the tax sale certificates.
4. That the City has by Charter Ordinance attached hereto, incorporated herein and designated Exhibit "B", adopted by the Common Council of said City on the 13th day of September, 1948, elected, whenever it deems it proper to proceed under Sec. 75.521 of the Wisconsin Statutes, in relation to the enforcement of the collection of tax liens by In Rem procedure.
5. That the City is authorized by law, Sec. 66.30, Stats., to enter into an intergovernmental cooperation agreement for the joint exercise of the duty and power required and authorized regarding real estate taxes with Milwaukee County (hereinafter referred to as the County).

PETITION

WHEREFORE, the City of Milwaukee, petitioner herein, prays for final judgment ordering and adjudging that petitioner is vested with an estate in fee simple, absolute, subject to costs and to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on Exhibit "A" and subject to all recorded restrictions as provided by Sec. 75.14(4), Wis. Stats., and further, that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees and nonresidents who may have had any right, title, interest, claim, lien or equity of redemption in such lands, are forever barred and foreclosed of such right, title, interest, claim, lien or equity of redemption in each of the said-described parcels of land in the City of Milwaukee, County of Milwaukee, which remain unredeemed or for which no answer pursuant to Sec. 75.521(10), Wis. Stats., is filed.

Dated at Milwaukee, Wisconsin, Nineteenth of July, 2017.

GRANT F. LANGLEY
City Attorney

By 
Kevin P. Sullivan
Assistant City Attorney
STATE BAR 1005718
Attorneys for Petitioner

P.O. ADDRESS:
800 City Hall
200 East Wells Street
Milwaukee, Wisconsin 53202-3551
Telephone: (414) 286-2601

City of Milwaukee
General Certification

200 E. Wells Street
Milwaukee, Wisconsin 53202

State of Wisconsin

I hereby certify that the following is a true and exact copy of Common Council File Number 48-868 which was adopted by the Milwaukee Common Council on September 13, 1948, page 958 of the 1948-1949 Journal of Proceedings.

CERTIFIED COPY OF CHARTER ORDINANCE 48-868

Dated: June 3, 2003

FILE NUMBER 48-868

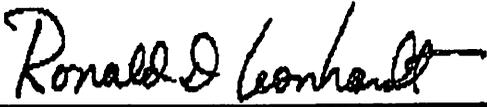
A CHARTER ORDINANCE

Electing to proceed under Section 75.521, Wisconsin Statutes, in relation to the enforcement of collection of tax liens.

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Section 1. The City of Milwaukee, a municipal corporation, elects to adopt the provisions of Section 75.521, Wisconsin Statutes of 1947, for the purpose of enforcing tax liens in such city in the cases where the procedure provided by such section is applicable.

Sec. 2. This is a charter ordinance and shall take effect sixty days after its passage and publication, unless within such sixty days a referendum petition shall be filed as provided by subsection (5) of Section 66.01 of the Wisconsin Statutes, in which event this ordinance shall not take effect until submitted to a referendum and approved by a majority of the electors voting thereon.



Ronald D. Leonhardt
City Clerk



EXHIBIT B