

NOTARY PUBLIC AFFIDAVIT AS TO SIGNATURES

NAME OF NOTARY PUBLIC: Heidi Zimmer Koschnick
MAILING ADDRESS FOR NOTARY: 2778 S 35 st # 203
CITY, STATE, AND ZIPCODE: Milwaukee WI 53215
CONTACT PHONE NUMBER: 920-647-6753 cell
NOTARY EXPIRE DATE: 6-19-2028
NAME OF PERSON(S) SIGNING DOCUMENTS: Cody Kmetz

PROOF OF VALID PHOTO IDENTIFICATION PROVIDED:

TYPE OF ID: Drivers License
NAME ON ID: Cody M Kmetz
ID NUMBER: K532 1139 636806
ISSUE DATE: 8/19/25
EXPIRE DATE: 10/8/32
D.O.B.: 10/8/96

I ACKNOWLEDGE THAT I HAVE PERSONALLY REVIEWED THE PHOTO IDENTIFICATION AND BELIEVE IT TO BE A VALID FORM OF IDENTIFICATION. THIS DOCUMENT IS TO CERTIFY THAT ALL CLOSING DOCUMENTS WERE SIGNED BY ABOVE NAMED PERSON(S) IN FRONT OF ME PERSONALLY. I ATTEST TO THE AUTHENTICITY OF ALL SIGNATURES ON THE DOCUMENTS CONTAINED HEREIN.

DATED THIS 3rd DAY OF September, 2025

X

NOTARY PUBLIC SIGNATURE

Any questions about this document or any document in package, please contact

LAKE MICHIGAN REAL ESTATE TITLE AND CLOSING, LLC

414-231-9448 PH / 414-755-7531 FAX

EMAIL: HEIDI@LAKEMICHIGANTITLEWI.COM



Lake Michigan Real Estate Title & Closing LLC
ALTA Universal ID:
2778 S. 35th Street, Suite 203
Milwaukee, WI 53215

File No./Escrow No.: 25072060H
 Print Date & Time: September 02, 2025 1:45 pm
 Officer/Escrow Officer:
 Settlement Location: 2778 S. 35th Street, Suite 203
 Milwaukee, WI 53215
 Property Address: 2958 N 27th Street
 Milwaukee, WI 53210
 Borrower: 2958 North 27th St LLC, a Wisconsin limited liability company

 Seller: Kennedy Homes LLC
 2958 N 27th Street
 Milwaukee, WI 53210
 Lender: VELOCITY COMMERCIAL CAPITAL, LLC
 2945 Townsgate Road, Suite 110
 Westlake Village, CA 91361
 Settlement Date : September 03, 2025
 Disbursement Date : September 03, 2025

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	21,800.00	Sale Price of Property	21,800.00	
		Deposit		2,500.00
		Loan Amount		92,638.00
		Prorations/Adjustments		
377.07		City/Town Taxes (NET \$561.75) 01/01/25-09/01/25		377.07
97.06		sewer proration (water off) 06/11/25-09/01/25		97.06
		Loan Charges to VELOCITY COMMERCIAL CAPITAL, LLC		
		construction holdback	87,186.00	
		Underwriting Fee	999.00	
		Prepaid Interest \$26.99 per day from 09/03/25 to 10/01/25 VELOCITY COMMERCIAL CAPITAL, LLC	755.82	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to BHM Holding Company		
		Origination Fee	1,500.00	
		Other Loan Charges		
		E-Recording Fee to Milwaukee County Register of Deeds	35.00	
		Title Charges and Escrow/Settlement Charges		
		ALTA Endorsement 32 (Construction Loan) to Lake Michigan Real Estate Title & Closing LLC	275.00	
		ALTA Endorsement 33-06 (Disbursement) to Lake Michigan Real Estate Title & Closing LLC	275.00	
		ALTA Endorsement 33-06 (Disbursement) to Lake Michigan Real Estate Title & Closing LLC	275.00	
		ALTA Endorsement 33-06 (Disbursement) to Lake Michigan Real Estate Title & Closing LLC	275.00	
		buyer closing fee to Lake Michigan Real Estate Title & Closing LLC	350.00	
		Lender's Title Insurance to Lake Michigan Real Estate Title & Closing LLC Coverage: \$92,638.00 Premium: \$749.00 Version: 2021 ALTA Loan Policy (07/01/21)	749.00	
		Special Assessment Letter to Lake Michigan Real Estate Title & Closing LLC	125.00	
		UPS Fee to Lake Michigan Real Estate Title & Closing LLC	40.00	
40.00		Wire Fee - Seller to Lake Michigan Real Estate Title & Closing LLC		
		Gap Endorsement to Lake Michigan Real Estate Title & Closing LLC	175.00	
		Owner's Title Insurance to Lake Michigan Real Estate Title & Closing LLC Coverage: \$21,800.00 Premium: \$575.00 Version: 2021 ALTA Owner's Policy (07/01/21)	575.00	
0.00		seller closing fee to Lake Michigan Real Estate Title & Closing LLC	400.00	
		Government Recording and Transfer Charges		
		Recording Fees to Milwaukee County Register of Deeds	30.00	
30.00		Record release of Raze order to Milwaukee County Register of Deeds		
65.40		Transfer Tax to Milwaukee County Register of Deeds		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges (continued)		
		Miscellaneous		
		Homeowner's Insurance Premium to Cream City Insurance & Accounting 12 months	1,691.91	
5,255.97		2024 Taxes due (figure good thru 9/30) to City of Milwaukee Treasurer		
		Assignment fee to DoItNowInvestments LLC	2,200.00	
667.59		DNS - Litter Nuisance to City of Milwaukee		
228.60		DNS - Raze to City of Milwaukee		
508.00		DNS - VBR Inspection Fee to City of Milwaukee		
531.75		Water / Sewer due to Milwaukee Water Works		
Seller			Borrower	
Debit	Credit		Debit	Credit
7,801.44	21,800.00	Subtotals	119,711.73	95,612.13
		Due from Borrower		24,099.60
13,998.56		Due to Seller		
21,800.00	21,800.00	Totals	119,711.73	119,711.73

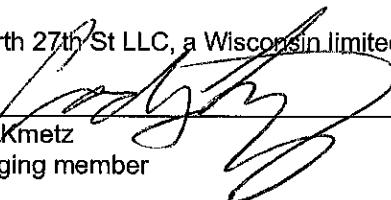
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Lake Michigan Real Estate Title & Closing LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

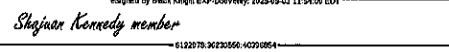
2958 North 27th St LLC, a Wisconsin limited liability company

BY:


Cody Kmetz
managing member

Seller

Kennedy Homes LLC

signed by Black Knight ELP-DocVerify: 2023-09-03 11:54:00 EDT
BY: 
Shajuan Kennedy member

Shajuan Kennedy
member

Lake Michigan Real Estate Title & Closing LLC

BY: Heidi Zimmer-Koschnick

Lake Michigan Real Estate Title & Closing LLC
ALTA Universal ID:
2778 S. 35th Street, Suite 203
Milwaukee, WI 53215

File No./Escrow No.: 25072060H
 Print Date & Time: September 02, 2025 1:45 pm
 Officer/Escrow Officer:
 Settlement Location: 2778 S. 35th Street, Suite 203
 Milwaukee, WI 53215
 Property Address: 2958 N 27th Street
 Milwaukee, WI 53210
 Borrower: 2958 North 27th St LLC, a Wisconsin limited liability company

 Seller: Kennedy Homes LLC
 2958 N 27th Street
 Milwaukee, WI 53210
 Lender: VELOCITY COMMERCIAL CAPITAL, LLC
 2945 Townsgate Road, Suite 110
 Westlake Village, CA 91361
 Settlement Date : September 03, 2025
 Disbursement Date : September 03, 2025

Description		Borrower	
		Debit	Credit
Financial			
Sale Price of Property		21,800.00	
Deposit			2,500.00
Loan Amount			92,638.00
Prorations/Adjustments			
City/Town Taxes (NET \$561.75) 01/01/25-09/01/25			377.07
sewer proration (water off) 06/11/25-09/01/25			97.06
Loan Charges to VELOCITY COMMERCIAL CAPITAL, LLC			
construction holdback		87,186.00	
Underwriting Fee		999.00	
Prepaid Interest \$26.99 per day from 09/03/25 to 10/01/25 VELOCITY COMMERCIAL CAPITAL, LLC		755.82	

Description		Borrower	
		Debit	Credit
Loan Charges to BHM Holding Company			
Origination Fee		1,500.00	
Other Loan Charges			
E-Recording Fee to Milwaukee County Register of Deeds		35.00	
Title Charges and Escrow/Settlement Charges			
ALTA Endorsement 32 (Construction Loan) to Lake Michigan Real Estate Title & Closing LLC		275.00	
ALTA Endorsement 33-06 (Disbursement) to Lake Michigan Real Estate Title & Closing LLC		275.00	
ALTA Endorsement 33-06 (Disbursement) to Lake Michigan Real Estate Title & Closing LLC		275.00	
ALTA Endorsement 33-06 (Disbursement) to Lake Michigan Real Estate Title & Closing LLC		275.00	
buyer closing fee to Lake Michigan Real Estate Title & Closing LLC		350.00	
Lender's Title Insurance to Lake Michigan Real Estate Title & Closing LLC		749.00	
Coverage: \$92,638.00			
Premium: \$749.00			
Version: 2021 ALTA Loan Policy (07/01/21)			
Special Assessment Letter to Lake Michigan Real Estate Title & Closing LLC		125.00	
UPS Fee to Lake Michigan Real Estate Title & Closing LLC		40.00	
Gap Endorsement to Lake Michigan Real Estate Title & Closing LLC		175.00	
Owner's Title Insurance to Lake Michigan Real Estate Title & Closing LLC		575.00	
Coverage: \$21,800.00			
Premium: \$575.00			
Version: 2021 ALTA Owner's Policy (07/01/21)			
seller closing fee to Lake Michigan Real Estate Title & Closing LLC		400.00	
Government Recording and Transfer Charges			
Recording Fees to Milwaukee County Register of Deeds		30.00	
Miscellaneous			
Homeowner's Insurance Premium to Cream City Insurance & Accounting 12 months		1,691.91	
Assignment fee to DolNowInvestments LLC		2,200.00	
Subtotals		Debit	Credit
Due from Borrower			24,099.60
Totals		119,711.73	119,711.73

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Lake Michigan Real Estate Title & Closing LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

2958 North 27th St LLC, a Wisconsin limited liability company

BY:

Cody Kmetz
managing member

Lake Michigan Real Estate Title & Closing LLC

BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

AFFIDAVIT OF LIMITED LIABILITY COMPANY STATUS

State of Wisconsin

)

) ss

County of MILWAUKEE

)

Commitment No. 25072060H-1

The undersigned, being duly sworn, deposes and states as follows:

1. **Name:** 2958 North 27th St LLC, a Wisconsin limited liability company is the name of the limited liability company ("LLC") which is the owner of certain premises described in the above Commitment for Title Insurance which calls for a conveyance and/or mortgage execution.
2. **Operating Agreement:** An Operating Agreement has been provided.
 This is a Sole Member LLC with no Operating Agreement.
3. **Authorization of Members:** I/We confirm that our interests in the LLC represent contributions to the LLC of more than 50% of the value of the total contributions made to the LLC, and that with my affirmative vote, approval or consent, I/We have authorized the conveyance and/or mortgaging of the premises.
4. **Authorization/Management:** I/We confirm that if the management of the LLC is vested in its manager/member (choose one) and I/We constitute 100% of the managers/members (choose one). The authorized signer for said LLC is:
Cody Kmetz
5. **Dissolution:** Nothing has occurred by which the LLC has been dissolved, except that if any event of dissolution had occurred, either all of the remaining members have consented to the continuation of the LLC within 90 days after the event, or the operating agreement permits continuation. (If an event of dissolution has occurred and the LLC has not been continued, the event must be explained and the names of the former members must be identified in the space that follows). None
6. This Affidavit is made for the purpose of inducing FIDELITY NATIONAL TITLE INSURANCE COMPANY to insure the title to said property without exception for the possible invalidity of the LLC's conveyance and/or mortgaging of the premises, and that the Affiant(s) hereby expressly agree(s) to indemnify and save harmless the FIDELITY NATIONAL TITLE INSURANCE COMPANY from any and all loss or damage arising from the aforementioned.

NOTE: THIS AFFIDAVIT MUST BE SIGNED BY ALL MEMBERS OF THE LLC.

2958 North 27th St LLC, a Wisconsin limited liability company

BY:

Cody Kmetz
managing member

Personally came before me this 3 day of September, 2025, the above named parties known to me to be the person(s) acknowledging the foregoing document.



Notary Public, State of Wisconsin
My commission expires: 6-19-2028

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between

Kennedy Homes LLC

("Grantor," whether one or more), and

2958 North 27th St LLC

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the fixtures, profits, rents, and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

**CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL**



LAKE MICHIGAN
REAL ESTATE TITLE & CLOSING
2778 South 35th Street
Suite 203
Milwaukee, WI 53215

Recording Area

Name and Return Address:
2958 North 27th St LLC

53208

5032 West state st.

310-2303-100

Parcel Identification Number (PIN)

This is not homestead property.

LOT TWO (2) AND LOT THREE (3), BLOCK ONE (1), IN H. VOGT'S SUBDIVISION OF A PART OF NORTHWEST ONE-QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

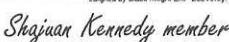
Property address for information purposes only: 2958 N. 27th St. Milwaukee, WI 53210

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

September 2nd, 2025

Dated:

Kennedy Homes LLC

BY: 
Shajuan Kennedy
member

This document was executed using electronic audio / visual technology