



**OFFICE OF THE CITY TREASURER**  
**Milwaukee, Wisconsin**

**Spencer Coggs**  
City Treasurer


**James F. Klajbor**  
Deputy City Treasurer

**Kerry R. Urban**  
Special Deputy City Treasurer

**Robyn L. Malone**  
Special Deputy City Treasurer

February 20, 2018

To: Milwaukee Common Council  
City Hall, Room 205

From:  James F. Klajbor  
Deputy City Treasurer

Re: Request for Vacation of Inrem Judgment  
Tax Key No.: 170-0409-000-4  
Address: 5769 5769 N TEUTONIA AV  
Owner Name: JOSEPH F ALAKA  
Applicant/Requester: USA CAPITAL FUND LLC  
2017-4 Inrem File  
Parcel: 9  
Delinquent Tax Years: 2013-2017  
Case: 17-CV-005975

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

The City of Milwaukee acquired this property on 11/20/2017.

JFK/em





# OFFICE OF THE CITY TREASURER

CITY HALL - ROOM 103 • 200 EAST WELLS STREET • MILWAUKEE, WISCONSIN 53202  
TELEPHONE: (414) 256-2260 • FAX: (414) 256-9186 • TDD: (414) 256-2225

## INTERESTED PARTY'S REQUEST TO VACATE AN IN REM TAX FORECLOSURE JUDGMENT

### FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with a black ball point pen.
2. Use separate form for each property.
3. Refer to the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem tax foreclosure judgment to the date of receipt of the request by the City Clerk.
4. Administrative costs totaling \$1,378 must be paid by Cashier's Check or cash to the Office of the City Treasurer prior to acceptance of this application.
5. Complete, sign, and date the application, providing the required supporting documentation.
6. Forward completed application to the City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

### APPLICANT INFORMATION:

A. PROPERTY ADDRESS: 5769 N Teutonia Ave  
 TAX KEY NUMBER: 1700409000  
 NAME OF FORMER OWNER: Joseph F Alaka  
 NAME OF APPLICANT: USA CAPITAL FUND LLC  
 MAILING ADDRESS: 802 NE 20<sup>th</sup> Avenue  
Fort Lauderdale      FL      33304      (954) 769-1344  
 CITY                                      STATE                                      ZIP CODE                                      TELEPHONE NUMBER

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

ADDRESS	ZIP CODE
ADDRESS	ZIP CODE
ADDRESS	ZIP CODE
ADDRESS	ZIP CODE

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

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

YES  Attach documentation. Go to Section G.  
 NO  You must complete Sections D, E, and F.

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

The OWNER has been UNRESPONSIVE to ANY ATTEMPTS AT COMMUNICATION. He has SINCE VACATED the property AND NOT PROVIDED ANY UPDATED ADDRESS or other contact information for which he can be reached.

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

All ATTEMPTS AT COMMUNICATION with the former owner have gone UNRESPONDED to AND the APPLICANT IS UNAWARE of his CURRENT whereabouts.

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

The APPLICANT is ready, willing AND able to pay the delinquent taxes on the property. Further, the APPLICANT plans to rehabilitate the home AND AT SOME POINT sell to bonafide purchasers, presumably able to stay current on their property taxes as well.

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

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

I. IS THE APPLICATION COMPLETE AND HAS THE REQUIRED SUPPORTING DOCUMENTATION BEEN PROVIDED?  
YES  NO

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold the City harmless from and against any cost or expense, which may be asserted against the City as a result of its being in the chain of title to the property. Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid. There are no refunds.

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: 2/20/18

APPLICANT'S NAME: '012910 px ERAN SANDROSI

APPLICANT'S TITLE: ERAN | px



# Payment Receipt

CT-11

Office of the City Treasurer • City Hall, Room 103  
200 East Wells Street • Milwaukee, Wisconsin 53202  
Telephone: (414) 286-2240

Received of: Stupar Schuster  
Bartell SC

Tax Account No.: 170 0409 000

Property Address: 5769 N Teutonia

Cash \$ \_\_\_\_\_ Check \$ 1370.00

Installment Payment  Bond Payment

Delinquent Tax Payment  Year: \_\_\_\_\_

Current Collection Tax Payment

Vacated Judgment

Received by: Kenney

Date: 2/19/18

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Office of the City Treasurer - Milwaukee, Wisconsin  
Administration Division  
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>		<u>Dollar Amount</u>
1910		Delinquent Tax Collection	
	1911	City Treasurer Costs	220.00
	1912	DCD Costs	450.00
	1913	City Clerk Costs	200.00
	1914	City Attorney Costs	500.00
		Grand Total	<b>1,370.00</b>

Date 2/20/2018

**Comments for Treasurer's Use Only**

Administrative Costs - Request for Vacation of Judgment

File Number: 2017 - 4  
WholeTaxkey: 170-0409-000-4  
Property Address: 5769 5769 N TEUTONIA AV  
Owner Name JOSEPH F ALAKA

Applicant: USA CAPITAL FUND LLC

Parcel No. 9

CaseNumber: 17-CV-005975