



**Spencer Coggs**  
City Treasurer

**James F. Klajbor**  
Deputy City Treasurer


**Margarita M. Gutierrez**  
Special Deputy City Treasurer

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

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

April 10, 2019

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.: 1700654000  
Address: 5649 N 34TH ST  
Owner Name: BEFORE AND AFTER REHAB LLC  
Applicant/Requester: BEFORE AND AFTER REHAB LLC  
C/O ATTY JOSEPH SHERWENKA  
2018-2 Inrem File  
Parcel: 13  
Delinquent Tax Years: 2016-2018  
Case: 18-CV-007366

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

The City of Milwaukee acquired this property on 1/15/2019.

JFK/em





# OFFICE OF THE CITY TREASURER

CITY HALL - ROOM 103 - 200 EAST WELLS STREET - MILWAUKEE, WISCONSIN 53202  
TELEPHONE: (414) 288-2280 • FAX: (414) 288-3188 • TDD: (414) 288-2025

## FORMER OWNER'S REQUEST TO VACATE 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 totalling \$1,370 must be paid by Cashier's Check or cash to the Office of the City Treasurer prior to acceptance of this application.
5. Complete boxes a, b, c, and d and sign and date application.
6. Forward completed application to the City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

### APPLICANT INFORMATION:

A. PROPERTY ADDRESS: 5649 N. 34<sup>th</sup> St.

TAX KEY NUMBER: 1700654000

NAME OF APPLICANT: Before and After Rehab LLC

MAILING ADDRESS: %o Atty. Joseph W. Scherwenko, 12970 W. Bluemound  
Elm Grove WI 53122 (414) 254-5263

CITY STATE ZIP CODE TELEPHONE NUMBER

B. WAS THE PROPERTY LISTED IN "A" ABOVE YOUR PRIMARY RESIDENCE? YES  NO

IS THE PROPERTY LISTED IN "A" ABOVE CURRENTLY OCCUPIED? YES  NO

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE IN WHICH YOU HAVE AN OWNERSHIP INTEREST (If not applicable, write NONE.):

5301 N. 47<sup>th</sup> St.

ADDRESS ZIP CODE

ADDRESS ZIP CODE

ADDRESS ZIP CODE

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

D. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (Documentation must be attached.)

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: 4-5-19

## **Martinez, Erika**

---

**From:** Sullivan, Kevin  
**Sent:** Tuesday, April 9, 2019 4:19 PM  
**To:** Martinez, Erika  
**Subject:** RE: application to vacate

Thanks, Erika, we can accept the application of Before and After Rehab, LLC as the former owner. Its interest in the property exists by virtue of a deed dated and signed January 9, 2019--prior to the date of the foreclosure judgment. This deed is effective to convey title as between the grantor and grantee. Since the grantee subsequently recorded the deed, Before and After Rehab, LLC qualifies as a "former owner of record" for purposes of MCO 304-50.

Kevin P. Sullivan  
Assistant City Attorney  
[ksulli@milwaukee.gov](mailto:ksulli@milwaukee.gov)  
414/286-2625

---

**From:** Martinez, Erika  
**Sent:** Tuesday, April 09, 2019 3:43 PM  
**To:** Sullivan, Kevin  
**Subject:** application to vacate

Hi Kevin, I'm sorry to keep asking about this, I just want to make sure we are accepting the proper applications.

We acquired the property on 1/15/19, the deed above was transferred from Sabastian Koller to WTSI LLC on 12/28/18 then again from WTSI LLC to Before and After Rehab LLC on 1/9/19. Before and After Rehab LLC recorded the deed on 1/16/19. Can we accept the application to vacate from Before and After Rehab LLC as the former owner or interested party?

Thanks,

*Erika Martinez*

**Tax Collection and Enforcement Coordinator**  
Office of the City Treasurer  
City Hall, Room 103  
200 East Wells Street  
Milwaukee, Wisconsin 53202

Telephone: (414) 286-2260  
Fax: (414) 286-3186  
E-Mail: [emarti@milwaukee.gov](mailto:emarti@milwaukee.gov)

On the Web: <http://www.milwaukee.gov/treasurer>

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between WTSI, LLC

\_\_\_\_\_  
("Grantor," whether one or more),  
and Before and After Rehab, LLC

\_\_\_\_\_  
("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): **LOT 8, AND THE NORTH 5 FEET OF LOT 9, ALL IN BLOCK 6, THURSTON FOREST SUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN**

RECORDED  
01/16/2019 01:20 PM

JOHN LA FAVE  
REGISTER OF DEEDS  
Milwaukee County, WI  
AMOUNT: 30.00

TRANSFER FEE: 109.50  
FEE EXEMPT #:

\*\*\*This document has been electronically recorded and returned to the submitter.\*\*\*

Recording Area  
Name and Return Address  
M. Griffin  
2904 N. 51st St.  
Milwaukee, WI 53210

170-065-4000

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

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 utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year hereof and will warrant and defend the same

Dated January 9, 2019

[Signature] (SEAL)  
\* Heidi Wachowiak, Member  
WTSI, LLC

\_\_\_\_\_  
(SEAL)

\* \_\_\_\_\_ (SEAL)

\* \_\_\_\_\_ (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Heidi Wachowiak

authenticated on January 9, 2019

STATE OF WISCONSIN )  
 ) ss.  
Waukesha COUNTY )

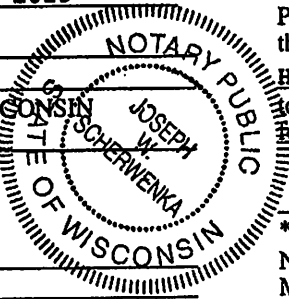
Personally came before me on January 9, 2019,  
the above-named \_\_\_\_\_

\* Atty. Joseph W. Scherwenka  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

Heidi Wachowiak  
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
Atty. Joseph W. Scherwenka

\* Atty. Joseph W. Scherwenka  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)



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

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

WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

WARRANTY DEED

RECORDED
01/11/2019 12:24 PM

Document Number

Document Name

THIS DEED, made between Sebastian L. Koller

(Grantor, whether one or more),
and WTSI, LLC

(Grantee, whether one or more).

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE: 30.00
FEE EXEMPT #:

\*\*\*This document has been
electronically recorded and
returned to the submitter.\*\*\*

Grantor, for a valuable consideration, conveys to Grantee the following
described real estate, together with the rents, profits, fixtures and other
appurtenant interests, in Milwaukee County, State of
Wisconsin ("Property") (if more space is needed, please attach addendum):
LOT 8, AND THE NORTH 5 FEET OF LOT 9, ALL IN BLOCK
6, THURSTON FOREST SUBDIVISION, BEING A PART OF THE
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 8 NORTH, RANGE
21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF
MILWAUKEE, STATE OF WISCONSIN

Recording Area

Name and Return Address

WTSI, LLC
c/o Scherwenka Law, LLC
12970 W. Bluemound Road, Ste. 103
Elm Grove, WI 53122

170-065-4000

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

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 utility and municipal services, recorded building and use restrictions and
covenants, general taxes levied in the year hereof and will warrant and defend the same

Dated December 28, 2018

Signature of Sebastian L. Koller (SEAL)

Signature line with (SEAL) and asterisk

AUTHENTICATION

ACKNOWLEDGMENT

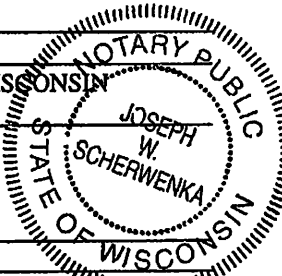
Signature(s) Sebastian L. Koller

authenticated on December 28, 2018

STATE OF WISCONSIN )
) ss.
Waukesha COUNTY

Personally came before me on December 28, 2018,
the above-named

\*Atty. Joseph W. Scherwenka
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not,
authorized by Wis. Stat. § 706.06)



Sebastian L. Koller
to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Atty. Joseph W. Scherwenka

\*Atty. Joseph W. Scherwenka
Notary Public, State of Wisconsin
My Commission (is permanent) (expires)

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

WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

\*Type name below signatures.

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 4/10/2019

**Comments for Treasurer's Use Only**

Administrative Costs - Request for Vacation of Judgment

File Number: 2018 - 2  
WholeTaxkey: 170-0654-000-  
Property Address: 5649 N 34TH ST  
Owner Name BEFORE AND AFTER REHAB LLC  
  
Applicant: BEFORE AND AFTER REHAB LLC C/O ATTY  
JOSEPH SHERWENKA  
Parcel No. 13  
CaseNumber: 18-CV-007366