

TO:

Administrative Review Board of Appeals

City Hall, Rm. 205

IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK

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.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED.

200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231
DATE: 09/12/2025 RE: 2813 W Oriole Drive
(Address of property in question)
Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.
I am appealing the administrative procedure followed byDepartment of Neighborhood Services (Name of City Department)
Amount of the charges \$254,00
Charge relative to:Vacant Building Registration Program
I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:
_We purchased the property in March 5th, 2025. The property was placed in the Vacant Building Registration _
Program by the seller. At the time of purchase we were not aware of this fact.
_After making some cosmetic improvements, the property was rented starting May1st, 2025
Attached you will find a copy of the first page of the ALTA Settelment Statement which shows the purchase date,
and the first page of the Rental Agreement which shows when the tenant moved in.
Elmer Linda proke with her on 9/11/25
The.
Signature
VEIN Properties LLC - Iulia Barbos
Name (please print)
705 Independence Blvd, Lindenhurst, IL, 60046773-988-2709
veinproperties@yahoo.com

American Land Title Association

FINAL ALTA Settlement Statement - Combined Adopted 05-01-2015

File No./Escrow No.: 2412A0066

Wisconsin Title Service Company,

Print Date & Time:

3/4/2025 11:09:14 AM Officer/Escrow Officer: Sharon Stone

1716 Paramount Drive Waukesha, Wi 53186 (262) 542-1700

Property Address:

2813 WEST ORIOLE DRIVE

MILWAUKEE, WI 53209 (MILWAUKEE)

(1700377000)

Buyer:

VEIN PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY

705 independence Blvd Lindenhurst, IL 60046

Seller:

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, BY HUDSON HOMES MANAGEMENT, LLC ATTORNEY IN FACT

4849 Greenville Ave Suite 500 Dallas, TX 75206

Lender:

CASH

Settlement Date:

3/5/2025

Disbursement Date:

3/5/2025

Debit	8				
Deposits, Credits, Debits Signature	Seller		Description	Buyer	
Deposits, Credits, Debits \$100,001.00 \$100,001.00 \$10,001.00 \$100,001.00 \$100,001.00 \$100,001.00 \$100,001.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$11,000.00 \$12,000.			See A. W. See See See See See See See See See Se	Debit	Credit
\$100,001.00 Sale Price of Property \$100,001.00 \$1,000.01.00					
Series Imprey held by Rearly Executives Integrity		\$100,001.00		\$100,001.00	
Seed	······································	ļ	Deposit		\$1,000.00
Prorations S265.21 Chyfrown faces 1/1/2025 to 3/5/2025 @ \$1.710.32/Year \$225.	\$1,000.00		Earnest money held by Really Executives Integrity		
Commissions Section Commission to Real Estate Commission to Real Estate Commission to Real Estate Commission to Hones of Forture Realty			Prorations		
Section Sect	\$295.21		City/Town Taxes 1/1/2025 to 3/5/2025 @ \$1,710.32/Year		\$295.2
S7,000.02 Real Estate Commission to Homes of Fortune Realty					
S7,000.02 Real Estate Commission to Homes of Fortune Realty	\$840.02		Real Estate Commission to Realty Executives Integrity		
S1,000.01 Referral Fee to Hudson Homes Management LLC		· · · · · · · · · · · · · · · · · · ·			
Technology Fee to U.S. Benk Trust, N.A., as Trustee for LSF 10 Master Participation Triat, by Husbo			Referral Fee to Hudson Homes Management LLC		
Participation Trust, by Hudso Title Charges			Technology Fee to U.S. Bank Trust, N.A., as Trustee for LSF 10 Master		
Title - Lender's Title Insurance to Wisconsin Title Service Company, Inc. \$1,026,00 Title - Owner's Title Insurance to Wisconsin Title Service Company, Inc. \$150,00 GAP Coverage to Wisconsin Title Service Company, Inc. Title - Settlement or closing less to Wisconsin Title Service Company, Inc. Recording Feas Recording Feas. Dead \$45,00 \$300,00 State Dead Tax/Stamps to Wisconsin Title Service Company, Inc. Additional Charges Write Feas to Wisconsin Title Service Company, Inc. Additional Charges Write Feas to Wisconsin Title Service Company, Inc. S200,00 Title Coordination Fea to Continental Real Estate Services \$200,00 Title Coordination Fea to Continental Real Estate Services \$160,00 Cisent Management Fea to FAACS Management Fea to FAACS \$250,00 POC Property Recording to Department of Neighborhood Services - City of Minimutive Setlet Debit Credit S100,001,00 Subtotals \$100,372,40 \$100,372,	0100.00				
St.026.00 Title - Cener's Title Insurance to Wisconsin Title Service Company, Inc.			Title Charges	ļ	
Siso.00 GAP Coverage to Wisconsin Take Service Company, Inc.			Tate - Lender's Tate Insurance to Wisconsin Title Service Company, Inc.		
Title - Settlement or closing les to Wisconsin Title Service Company, Inc.	\$1,026.00		Title - Owner's Title Insurance to Wisconsin Title Service Company, Inc.		
Ing. Recording Feas Deed \$45.00 \$45.00 \$45.00 \$300.00 Shate Deed Tax/Stamps to Wisconsin Title Service Company, Inc. Additional Charges Recording for Seas Real Estate Services Recording for Seas Real Estate Services Recording for Seas Real Estate Services Recording for Seas Recording for Seas Recording for Seas Recording for Recording for Department of Neighborhood Services - City of Mineralize Recording for Department of Neighborhood Services - City of Mineralize Recording for Department of Neighborhood Services - City of Mineralize Recording for Department of Neighborhood Services - City of Mineralize Recording for Department of Neighborhood Services - City of Services Recording for Services					
Recording Feas			Title - Settlement or closing lies to Wisconsin Title Service Company,	\$250.00	
Recording feast Deed \$45.00 \$45.00					
State Deed Tax/Stanos to Wisconsin Title Service Company, Inc.					
Add:Bonal Charges			Recording fess: Deed \$45.00	\$45.00	
\$70.00 Wise Fees to Wisconsin Title Service Company, Inc.	\$300,00		State Deed Tax/Stamps to Wisconsin Title Service Company, Iric.		
Section Chesing Coordination Fee to Continental Real Estate Services					
S200.00 Title Coordination Fee to Continental Real Estate Services	\$70.00			<u> </u>	
S160.00 Cisent Management Fee to FAACS	\$500.00				
Management Fee to FAACS \$250.00 POC	\$200.00				
Property Recording to Department of Neighborhood Services - City of Mirwaukee S274.18 Final Water Bill to City of Mirwaukee Buyer	\$160.00				
Projectly Recorded Department of Neighborhood Services Services			Management Fea to FAACS \$250,00 POC	670.40	
S274.18 Final Water Bill to City of Mirwaukee Buyer			Property Recording to Department of Neighborhood Services - City of Milweutree	\$10,40	
Sellet Buyer Debit Credit Debit Credit \$7,975.44 \$100,001.00 Subtotals \$100,372.40 \$1,295.25 \$92,025.66 Due Tro Sellet \$100,372.40 \$100,372.40	\$274.18				
Debit Credit Debit Credit				i	
\$7,975.44 \$100,001.00 Subtotals \$100,372.40 \$1,283. Due From Buyer \$99,077. \$92,025.56 Due To Seler \$100,372.40 \$100,372.40				Debit	
Dive From Buyer \$99,077.				\$100,372.40	\$1,295.2
\$92,025.58 Due To Seller \$100.37240 \$100.37240	\$1,915.44	\$100,001.00			\$99,077,19
\$32,023,001	200 000 20				
	\$92,025.58	\$100,031,00	Totals	\$100,372.40	\$100,372.40

Note: Seller and Buyer eccept titls Settlement Statement for the purpose of closing and consummating the trensaction to which it relates. If, after raview, adjustment is required to correct provations and edjustments embodied herein or mathematical errors or other errors, each party, promptly on the demand of the other, egrees to make the appropriate edjustments and resultant payments as may be due.

VEIN PROPERTIES LLC

RENTAL AGREEMENT

THIS AGREEMENT made this _24th_ day of _April_, _2025_, by and between VEIN Properties LLC., herein called "Landlord," and Nikara Jenlisa Potts herein called "Tenant." Landlord hereby agrees to rent to Tenant under the following terms and conditions the dwelling located at _2813 W Oriole Dr. Milwaukee. WI. 53209.

1.FIXED TERM AGREEMENT (LEASE):

Tenants agree to lease this dwelling for a fixed term of 12months, beginning May 1st 2025, and ending April 30th, 2026. After the ending date of April 30th, 2026, any extra days remaining on property (physical or personal belongings) will be charged with a \$100 daily fee. The keys of the property will be personally handed to the Tenant by the Landlord on the move-in day. The Tenant has the responsibility to personally give the Landlord the keys back on the move-out day.

2. RENT:

Tenant agrees to pay Landlord as base rent the sum of per month, due and payable monthly in advance on the 1st day of each month during the term of this agreement. The first month's rent is required to be submitted on or before move-in.

3.FORM OF PAYMENT:

Tenants agree to pay their rent in the form of a personal check, a cashier's check, or a money order made out to **Vein Properties LLC**. Electronic forms of payment accepted are Zelle, Apple Pay and Venmo.

4. RENT PAYMENT PROCEDURE:

Tenants agree to pay their rent by depositing rent in Landlord's bank account or in such other way as the Landlord will advise the Tenant in writing. Venmo, Apple Pay and Quick Pay (Zelle) are also acceptable forms of payment.

5. RENT DUE DATE:

Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this Rental Agreement. In the event rent is not received prior to the 5th of the month, Tenant agrees to pay a \$50.00 late fee. In the event rent is not received prior to the 10th of the month, Tenant agrees to pay a \$100.00 late fee. If the rent it is not received by the 10th of the month the TENANT will receive a 5 DAY NOTICE by the 15th of the month. If the tenant will not pay the rent plus the late fee by the 20th of the month the LANDLORD will start the eviction process. Neither ill health, loss of job, financial emergency or other excuses will be accepted for late payment.

6. BAD CHECK SERVICING CHARGE:

In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay a returned check charge of \$25.00 AND accept whatever consequences there might be in making a late payment. If for any reason a check is returned or dishonored, all future rent payments will be cashier's check or money order.

Jan 15 - 2025 - Vacant by bank

Vacant Building Program 4001 S. 6th Street Milwaukee, WI 53221-1704

August 29, 2025

VEIN PROPERTIES LLC 705 Independence Blvd Lindenhurst, IL 60046

Record ID:

VAC-25-00016

Re: 2813 W ORIOLE DR

The buildings at the above address were found to be vacant and subject to the Vacant Building Registration Program: SINGLE PRIMARY STRUCTURE. Because the building(s) remained vacant for a period of 6 months you are required to pay a vacant building inspection renewal fee of \$254.00 per building.

You are being charged \$254.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$254.00. This fee includes a 1.6% training and technology surcharge. Please pay online at milwaukee.gov/Imspay Checks should be made payable to City of Milwaukee and sent to:

Department of Neighborhood Services Attn: Cashier 841 N. Broadway, Rm 105 Milwaukee, Wi 53202

Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 tax bill. For questions regarding this fee, call 414-286-2268. More information on this program is available at http://www.city.milwaukee.gov/dns/vbr

If you wish to appeal these charges you must file that appeal within 30 days of the date of this letter. It must be filed with: The Administrative Review Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee, Wisconsin 53202. 414-286-2231, Please contact them to obtain the proper application form. There is a \$25.00 fee required when filing the appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Detach

bottom portion and return along with check

(Please write taxkey on check)

8/29/2025

Vacant Building Inspection Payment Stub

Taxkey: 1700377000

Receipt of ARBA Fee

Date: 9/18/25

Received Of: Iulia Barbos

Property at: 2813 W. Oriole Dr.

Received By: LME

Check # (If Applicable): 2354 Amount: \$25.00