



**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**

December 5, 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.: 3131722000  
Address: 2935 N RICHARDS ST  
Owner Name: PATRICK L HOLMES  
Applicant/Requester: PATRICK MARION JR  
2018-1 Inrem File  
Parcel: 159  
Delinquent Tax Years: 2015-2017  
Case: 18-CV-003951

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

The City of Milwaukee acquired this property on 8/31/2018.

JFK/em





# RECEPTION RECEIPT

Date: DEC - 5 2018 Time: 9:45

Received From: Patrick Marin By: RLL

**JOHN LA FAVE**  
Register of Deeds  
901 N. 9th Street, Room 103  
Milwaukee, WI 53233

Cash Amt \$ 133.80 Check(s) Amt \$ \_\_\_\_\_

Phone # 111 acpt

Quantity	Document Type	Copies
<u>1</u>	<u>LC</u>	1st pg / Reg / CC
_____	_____	1st pg / Reg / CC
_____	_____	1st pg / Reg / CC
_____	_____	1st pg / Reg / CC

Recordation Issue: RETURN TO
_____ Name/address on Doc /Check
_____ Other _____
_____
_____

Fee \$30 x 1 = 30 + Copy Fee(s) — + T.Fee(s) 103.80 = 133.80 TOTAL

Fee/Document(s) Recordable per WI Stats  
 Follow instructions on letter enclosed  
 See other side for further instructions

Folder/Courier drop off & Pick up  
 Receipt Requested (PPD ENV)  
 To be received further by Chief Deputy/Corp Counsel

Copies/Receipts: \_\_\_\_\_ Fwd to C. Court \_\_\_\_\_ Mail \_\_\_\_\_ Pick-up \_\_\_\_\_ ROD Box #( \_\_\_\_\_ )

**Recording information will be available as soon as the document is recorded. You may call (414) 278-4001 at a later date to confirm recording information.**

**Standard Purchase and Sale Agreement**

This agreement is made this 17<sup>th</sup> day of November, 2017

between Seller(s) Patrick L. Holmes  
and Buyer(s) Patrick Marion

and/or assigns.

Seller agrees to sell and buyer agrees to buy the following described real property together with all improvements and fixtures and the personal property described below:

Street Address 2935 N. Richards

City, State, Zip: Milwaukee, WI 53212

Legal description: Subd of N 1/2 of Lot E IN Partition of M/E  
1/4 Sec 17-7-22 Block 4 Lot 12

The purchase price to be paid as follows:

Earnest Money Deposit	\$ <u>2,000</u>
Cash to Seller at Closing	\$ <u>8,000</u>
Total Purchase Price	\$ <u>10,000</u>

1. **EARNEST MONEY** to be deposited with a licensed title company or attorney within 48 hours of acceptance and ratification of offer.

2. **PRORATIONS, IMPOUNDS & SECURITY DEPOSITS:** Loan interest, property taxes, insurance, and rents shall be prorated as of the date of closing. All security deposits shall be transferred to buyer at closing. All impound accounts for taxes and insurance are included in the purchase price and shall be transferred to buyer at closing. Any shortage in these accounts shall be charged to seller at closing.

3. **CLOSING DATE AND TRANSFER OF TITLE:** This transaction shall close on or before Nov 20<sup>th</sup> 2017. Closing will be held at Milwaukee Courthouse and Seller(s) agree to transfer marketable title free and clear of all encumbrances except those listed and pay any required state taxes or stamps required to record deed and mortgage. Seller agrees to furnish title insurance in the amount of the purchase price, showing no encumbrances or exceptions other than previously noted.

4. **DAMAGE TO PROPERTY:** Seller shall maintain property in its current condition and keep it insured against all loss until closing. In the event of destruction covered by insurance, buyer may elect to close and collect the insurance proceeds.

5. **DEFAULTS:** If buyer defaults under this contract, any and all monies deposited by buyer(s) shall be retained by seller as full liquidated damages. If seller defaults, buyer may pursue all remedies allowed by law and seller agrees to be responsible for all costs incurred by buyer as a result of sellers default.

6. **SUCCESSORS AND ASSIGNEES:** The terms and conditions of this contract shall bind all successors, heirs, administrators, trustees, executors and assignees of the respective parties.

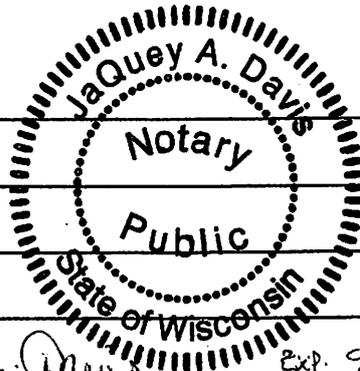
7. **ACCESS:** Sellers agree that buyers may advertise the property prior to closing and have access during reasonable hours to show property to partners, contractors, and/or prospective tenants.

8. **INSPECTION:**(a) Buyer shall have 0 days from Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire and utilities service shall be made available by the Seller during the Inspection Period; (b) Buyer shall be responsible for prompt payment for such inspections and repair of damage to and restoration of the Property resulting from such inspections; and (c) if Buyer determines, in Buyer's sole discretion, that the condition of the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be immediately returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract.

9. **CLOSING COSTS:** Purchase price is net to buyer. Seller is responsible for paying all closing costs associated with with this transaction unless otherwise noted below.

10. **ADDITIONAL TERMS AND CONDITIONS:**

"AS IS"



*JaQuey A. Davis*  
11/7/2017

The undersigned have read the above information, understand it and verify that it is correct.

Date: 11-7-2017

Date: 11-7-2017

X Seller: *Patrick Holmes*

X Buyer: *Patrick Marion*

Seller: Patrick L. Holmes

Buyer: Patrick Marion