



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

May 23, 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.: 3632836000  
Address: 1469 N 18TH ST  
Owner Name: TOP GRADE INVESTMENTS LLC C/O  
KAREEM JOHNSON  
Applicant/Requester: TOP GRADE INVESTMENTS LLC C/O  
KAREEM JOHNSON  
2018-3 Inrem File  
Parcel: 187  
Delinquent Tax Years: 2014-2018  
Case: 18-CV-008737

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

The City of Milwaukee acquired this property on 2/21/2019.

JFK/em





OFFICE OF THE CITY TREASURER
TAX ENFORCEMENT DIVISION

CITY HALL - ROOM 103 • 200 EAST WELLS STREET • MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2280 • FAX: (414) 286-3186 • TDD: (414) 286-2025

FORMER OWNER'S REQUEST TO VACATE
IN REM TAX FORECLOSURE JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

- 1. Type or print firmly with a black ballpoint pen.
2. Use separate form for each property.
3. Refer to the copy of the attached ordinance for guidelines and eligibility.
4. Administrative costs totaling \$1,370 must be paid by Cashier's Check or cash to the City Treasurer prior to acceptance of this application.
5. Complete boxes A, B, C, and D, sign, and date the application.
6. Forward completed application to the City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS: 1469 N 18th St
TAX KEY NUMBER: 3632836000
NAME OF APPLICANT: Kareem Johnson - Top Grade Investments, LLC
MAILING ADDRESS: 8139 N. Edge O'Woods Dr.
Brown Deer WI 53223 414-774-7851
CITY STATE ZIP CODE TELEPHONE NUMBER

B. WAS THE PROPERTY LISTED IN "A" ABOVE YOUR PRIMARY RESIDENCE? YES [ ] NO [X]
IS THE PROPERTY LISTED IN "A" ABOVE CURRENTLY OCCUPIED? YES [ ] NO [X]

C. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE IN WHICH YOU HAVE AN OWNERSHIP INTEREST (If not applicable, write NONE.):
3813 N 78th St 53216
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 [X] 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: [Signature] DATE: 5/22/19

2

State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED



8 0 5 3 6 3 0 0  
Tx:40349383

DOC. # 10853165

RECORDED:

03/07/2019 10:36 AM

JOHN LA FAVE

REGISTER OF DEEDS

MILWAUKEE COUNTY, WI

AMOUNT: 30.00

FEE EXEMPT #:

TRANSFER TAX: 75.00

Document Number

Document Name

THIS DEED, made between Sold Investments, LLC

\_\_\_\_\_  
("Grantor," whether one or more),

and Top Grade Investment, LLC

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

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in \_\_\_\_\_

County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 5 in Block 2 in Kilbourn town, being a Re-Subdivision of Lots 10 through 28 of Block 10, 11, and 12 and all of Blocks 8, 14, and 15 and vacated streets and alleys enclosed in the above, all in Plankinton's addition of the South East 1/4 of section 19 in township 7 North, Range 22 East in the city of Milwaukee, county of Milwaukee and state of Wisconsin Property Address 1469 N. 18th Street, Milwaukee, Wisconsin 53205

Recording Area

Name and Return Address

Top Grade Investment, LLC  
8139 n. Edge O Woods Dr.  
Brown Deer, WI 53223

363-2836-000

Parcel Identification Number (PIN)

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

Dated December 7, 2018

\_\_\_\_\_  
(SEAL) Sold Investments, LLC (CEO) (SEAL)

\*  
\*See attach for signature

\_\_\_\_\_  
(SEAL) Dameion Danill Wyatt (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Sold Investments, LLC

STATE OF WISCONSIN

)  
) ss.

authenticated on \_\_\_\_\_ COUNTY )

\* TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_)

authorized by Wis. Stat. § 706.06)

Personally came before me on \_\_\_\_\_  
the above-named \_\_\_\_\_

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

THIS INSTRUMENT DRAFTED BY:

Attorney Tearman Spencer  
Spencer & Associates, LLC

\_\_\_\_\_  
\*  
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.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

\* Type name below signatures.

*P. Inf...*

State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between Sold Investments LLC

\_\_\_\_\_ ("Grantor," whether one or more),

and Top Grade Investment LLC

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

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in \_\_\_\_\_

County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

lot 5 in Block 2 in Kilbourn town, being a re-subdivision of lots 10 through 28 of Block 10, 11, and 12 and all of Blocks 13, 14 and 15 and vacated streets and alleys enclosed in the above, all in Plankinton's Addition of the South ~~1/4~~ East 1/4 of section 19 in Township 7 North, Range 22 East in the city of Milwaukee, County of Milwaukee and State of Wisconsin. Property Address 1469 N 18th St Milwaukee WI 53205

Recording Area

Name and Return Address

TOP Grade Investment LLC  
8139 N Edge o woods dr  
Brown Deer WI 53223

363-2836-000

Parcel Identification Number (PIN)

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

Dated December 7, 2018

\_\_\_\_\_  
\* \_\_\_\_\_ (SEAL) Sold Investments LLC (SEAL)  
\* D. Wyatt (for Sold Investments LLC)  
\* DA CEO  
\* \_\_\_\_\_ (SEAL) Dameion Danill Wyatt (SEAL)

AUTHENTICATION

Signature(s) \_\_\_\_\_

\* authenticated on Dec. 7, 2018

\* Jenna Spencer  
\* Attorney TEARMAN SPENCER  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
\* Attorney TEARMAN SPENCER  
Spencer & Associates, LLC  
\* Dameion Danill Wyatt

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_  
the above-named \_\_\_\_\_

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

\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

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

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

\* Type name below signatures.

Pc 2 5 7

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 5/22/2019

**Comments for Treasurer's Use Only**

Administrative Costs - Request for Vacation of Judgment

File Number: 2018 - 3  
WholeTaxkey: 363-2836-000-  
Property Address: 1469 N 18TH ST  
Owner Name TOP GRADE INVESTMENTS LLC

Applicant: KAREEM JOHNSON

Parcel No. 187

CaseNumber: 18-CV-008737