



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 26, 2019

To: Milwaukee Common Council  
City Hall, Room 205

From: *EM* Erika Martinez  
Tax Collection and Enforcement Coordinator

Re: Request for Vacation of Inrem Judgment  
Tax Key No.: 2101218000  
Address: 4843 N 51ST BL  
Owner Name: KELLY L M BRADLEY BECKY L  
MCCHRISTION-BRADLEY  
Applicant/Requester: SHELDON THOMPSON C/O PAW  
SOLUTIONS LLC  
2019-2 Inrem File  
Parcel: 61  
Delinquent Tax Years: 2013-2019  
Case: 19-CV-003624

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

The City of Milwaukee acquired this property on 09/23/2019.

JFK/em





# OFFICE OF THE CITY TREASURER

CITY HALL - ROOM 103 • 200 EAST WELLS STREET • MILWAUKEE, WISCONSIN 53202  
TELEPHONE: (414) 286-2260 • FAX: (414) 286-3186 • TDD: (414) 286-2025

## 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 \$1,370 must be paid by Cashier's Check or cash to the Office of the City Treasurer prior to acceptance of this application.**
5. Complete, 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:	4843 N 51 <sup>st</sup> BLVD, MILWAUKEE		
TAX KEY NUMBER:	2101218000		
NAME OF FORMER OWNER:	KELLY LM BRADLEY/BECKY MCCHRISTION BRADLEY		
NAME OF APPLICANT:	PAW SOLUTIONS LLC/SHELDON THOMPSON MEMBER		
MAILING ADDRESS:	9551 N LAKE DR. THOMPSON MEMBER		
CITY	STATE	ZIP CODE	TELEPHONE NUMBER
BAYSIDE	WI	53217	(414) 463-8000

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.):	CURRENT OWNER	
NONE KNOWN	3629 W HAMPTON	53209
ADDRESS		ZIP CODE
8848 D N 95 <sup>th</sup> ST		53223
ADDRESS		ZIP CODE
4178 N 50 <sup>th</sup>	BEING REHABBED	53218
ADDRESS		ZIP CODE
3064 N 25 <sup>th</sup>	BEING SOLD	53206
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 <input checked="" type="checkbox"/>	Attach documentation. Go to Section G.
NO <input type="checkbox"/>	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?

WORKED WITH the FORMER OWNER and  
the US BANKRUPTCY COURT

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?

APPLICANT HAD OBTAINED WRONG FORECLOSURE  
DATES. DEED WAS MISPLACED

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 CURRENT OWNER HAS SPENT VALUABLE  
TIME EFFORT AND FUNDS TO REPAIR THE  
PROPERTY

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 ☐

FOLLOW  
MORE SUPPORTING DOCUMENTS TO

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: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_

APPLICANT'S TITLE: \_\_\_\_\_

**OPERATING AGREEMENT**

**PAW SOLUTIONS LLC  
9551 N Lake Drive  
Bayside, WI 53217  
Phone 262-309-3425**

**December 20 , 2019**

**RE: AUTHORIZED PERSONELL REPRESENTING THE MATTERS OF 4853 N 51<sup>ST</sup> STREET, MILWAUKEE. WI 53218**

**The members of the board of PAW SOLUTIONS LLC has met, and it is hereby agreed that the authorized party that will represents our interest all aspects of 4843 N 51<sup>st</sup> Street, Milwaukee, WI,53218 will be Sheldon W. Thompson.**

**Sincerely**

**Prince Anwar'el Wilson  
pwayne1988@gmail.com**

A handwritten signature in black ink, appearing to be 'PAW' followed by a stylized flourish.

# Electronic Real Estate Transfer Receipt



5VJ4P

## Wisconsin Department of Revenue Instructions

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
2. Mail or deliver the following items:

**Milwaukee County Register of Deeds, 901 N 9TH ST, RM 103, MILWAUKEE, WI 53233-1458**

- This receipt page and a transfer fee of \$45.00
- The deed or instrument of conveyance and a recording fee of \$30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit:

<https://ww2.revenue.wi.gov/RETRWebPublic/application>. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.

Receipt **5VJ4P**. Filed December 23, 2019, 2:06 PM - **Milwaukee County**. Conveyance date **2018-01-01**.

Value transferred	<b>\$15,000</b>	Transfer fee	<b>\$45.00</b>
Value subject to fee	<b>\$15,000</b>	Fee exemption number	

Grantors BRADLEY, KELLY L M; McCHRISTION-BRADLEY, Becky L

Grantees PAW SOLUTIONS LLC

Tax bill address PAW SOLUTIONS LLC, 9551 N LAKE DR, Milwaukee, Wisconsin 53217

Property Location 4843 N 51st Blvd, Milwaukee, WI 53218 (City of Milwaukee)

Parcels 210-1218-000 (S35/T8N/R21E) (Lange's Subdivision/7/1)

Legal description Plat Page 21004 Neighborhood 1140 Resubd of Lots 7 to 28. Block 1 Lots 7 to 28 Block 4 & All Of Blk 2 In Lange's Subd. In SW 1/4 Sec 35-8-21 Block 2 Lot 6. In the City of Milwaukee, County of Milwaukee, State of Wisconsin

**Grantor responsibilities:** Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.

**Grantee responsibilities:** Grantees assert that this property is not a primary residence.

Preparer J E Andrea NEMBHARD, 414-463-8000, jeandre52@yahoo.com

Grantor agent J E Andrea Nembhard, 414-463-8000, jeandre52@yahoo.com

Grantee agent J E Andrea Nembhard, 414-463-8000, jeandre52@yahoo.com

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: [revenue.wi.gov/retr/index.html](http://revenue.wi.gov/retr/index.html), or contact your County Register of Deeds. To locate your Register of Deeds, visit: [wrdaonline.org](http://wrdaonline.org).

Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

Penalties imposed under the following Wisconsin Statutes or Administrative Code:

Using an improper exemption - sec. 77.26(8), Wis. Stats.; falsifying the property value - sec. 77.27, Wis. Stats.; improperly claiming lottery and gaming credit as primary residence - chapter tax 20.12, Wis. Adm. Code.

Weatherization program under sec. 101.122, Wis. Stats., no longer exists.

## QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between KELLY L M BRADLEY & Becky L McChristion-Bradley  
 \_\_\_\_\_ ("Grantor," whether one or more),  
 and PAW SOLUTIONS 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  
MILWAUKEE County, State of Wisconsin ("Property")

(if more space is needed, please attach addendum):

Plat Page 21004 Neighborhood 1140 Resubd Of Lots 7 To 28 Block 1 Lots 7 To 28 Block 4 & All Of BLK 2 In Lange's Subd. In SW 1/4 Sec 35-8-21 Block 2 Lot 6.  
 In the City of Milwaukee, County of Milwaukee, State of Wisconsin

Property Address

4843 N 51st Blvd  
 Milwaukee, WI 53218-4302

Recording Area

Name and Return Address

PAW Solutions LLC  
 9561 N. LAKE DRIVE  
 Milwaukee, WI. 53217

210 121 1800

Parcel Identification Number (PIN)

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

Buyer ASSUMES TAXES FOR 2013 2014 2015 2016 2017 FOR APPROXIMATELY \$9,000  
 Buyer ASSUMES WATER & SEWER CHARGES FOR \$11,800

Dated JANUARY 18, 2018

\_\_\_\_\_  
 (SEAL) Kelly L M Bradley (SEAL)  
 \*  
 \_\_\_\_\_  
 (SEAL) Becky L McChristion-Bradley (SEAL)  
 \*

## AUTHENTICATION

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

authenticated on \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

JEANREKA NEUBHARD

NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE, COUNTY

Personally came before me on JANUARY 18 2018,  
 the above-named KELLY L M BRADLEY  
BECKY L MCCHRISTION-BRADLEY  
 to me known to be the person(s) who executed the  
 foregoing instrument and acknowledged the same.

JEANREKA NEUBHARD

Notary Public, State of Wisconsin  
 My Commission (is permanent) (expires: 3-5-2021)

(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

STATE BAR OF WISCONSIN

FORM No. 3-2003

\*Type name below signatures.

CAN 51ST

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 12/26/2019

**Comments for Treasurer's Use Only**

Administrative Costs - Request for Vacation of Judgment

File Number: 2019 - 2  
WholeTaxkey: 210-1218-000-  
Property Address: 4843 N 51ST BL  
Owner Name KELLY L M BRADLEY  
BECKY L MCCHRISTION-BRADLEY  
Applicant: SHELDON THOMPSON C/O PAW SOLUTIONS  
LLC  
Parcel No. 61  
CaseNumber: 19-CV-003624