

DOCUMENT NO.

WARRANTY DEED

DOC.# 10506234

RECORDED  
10/09/2015 10:40AM

JOHN LA FAVE  
REGISTER OF DEEDS  
Milwaukee County, WI  
AMOUNT: \$30.00  
TRANSFER FEE: \$600.00  
FEE EXEMPT #: 0

0  
\*\*\*This document has been electronically recorded and returned to the submitter.\*\*\*

THIS DEED, made between Jennifer L. Blader a/k/a Jennifer L. Blader Hajigeorgiou, married, ("Grantor," whether one or more), and Orlando Trimble and Dawn Trimble, ("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):

Parcel 1 of Certified Survey Map No. 1906 and recorded in the Register of Deeds office for Milwaukee County, on Reel 676, Image 1903, as Document No. 4706355, and being a part of the Northeast 1/4 of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, and of Lot 10 and vacated 6th Street adjoining on the West side, Fox Croft Highlands.

RECORDING

Return to:  
Orlando Trimble  
525 W Bergen Drive  
Fox Point, WI 53217

Parcel Identification Number (PIN): 053-1012-001

This is not homestead property.

David Hajigeorgiou is signing solely to relinquish any and all homestead rights.

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

Dated this 1st day of October, 2015.

*Jennifer L. Blader Hajigeorgiou*  
\*Jennifer L. Blader a/k/a Jennifer L. Blader Hajigeorgiou

*David Hajigeorgiou*  
\*David Hajigeorgiou

AUTHENTICATION

ACKNOWLEDGMENT

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

STATE OF WISCONSIN )  
Milwaukee County. )

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Personally came before me this 1st day of October, 2015 the above named Jennifer L. Blader a/k/a Jennifer L. Blader Hajigeorgiou and David Hajigeorgiou to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

\* \_\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

*Jeff Joseph*  
\* Jeff Joseph

THIS INSTRUMENT WAS DRAFTED BY  
Mark Reel

Notary Public, Milwaukee County Wis.  
My Commission is permanent. (If not, expires on \_\_\_\_\_ date)  
3-6-16  
JEFFREY J. JOSEPH  
NOTARY PUBLIC  
MILWAUKEE COUNTY WISCONSIN

\* Names of persons signing in any capacity should be typed or printed below their signatures.

STATE BAR OF WISCONSIN  
FORM No. 1 - 2003

DOC # 8760958

DOCUMENT NO.

WARRANTY DEED

THIS DEED, made between Elizabeth M. Joo, a single person, Grantor and Jennifer L. Blader, a single person, Grantee,

REGISTER'S OFFICE 1 SS Milwaukee County, WI  
RECORDED AT 12:29 PM  
04-13-2004

JOHN LA FAVE REGISTER OF DEEDS

AMOUNT 11.00

WITNESSETH, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, Wisconsin:

RECORDING

Return to

Jennifer L. Blader  
525 W. Bergen Dr.  
Fox Point, WI 53217

TRANSFER  
\$ 535.50  
FEE

Parcel Identification Number (PIN): 053-1012-001

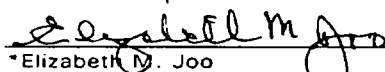
Parcel 1 of Certified Survey Map No. 1906 and recorded in the Register of Deeds office for Milwaukee County, on Reel 676, Image 1903, as Document No. 4706355, and being a part of the Northeast 1/4 of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, and of Lot 10 and vacated 6th Street adjoining on the West side, Fox Croft Highlands.

This is homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging:

Grantor warrants that the title is good, indefeasible in fee simple and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year hereof, and will warrant and defend the same.

Dated this 5 day of March, 2004.

 (Seal)

\_\_\_\_\_ (Seal)

(Seal)

(Seal)

REEL 5815 IMAGE 2400

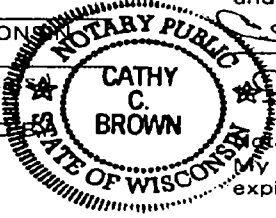
**AUTHENTICATION**

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

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stat.

THIS INSTRUMENT WAS DRAFTED BY  
Mark Reel



**ACKNOWLEDGEMENT**

STATE OF WISCONSIN )  
Milwaukee County. )

Personally came before me this 5  
day of March, 2004 the above named  
Elizabeth M. Joo to me known to be the  
person(s) who executed the foregoing instrument  
and acknowledge the same.

Cathy C. Brown  
Cathy C. Brown  
Notary Public, Ozaukee County, Wis.  
My Commission is permanent. (If not state  
expiration date: 4-18-04)

\* Names of persons signing in any capacity should be typed or printed below their signatures.

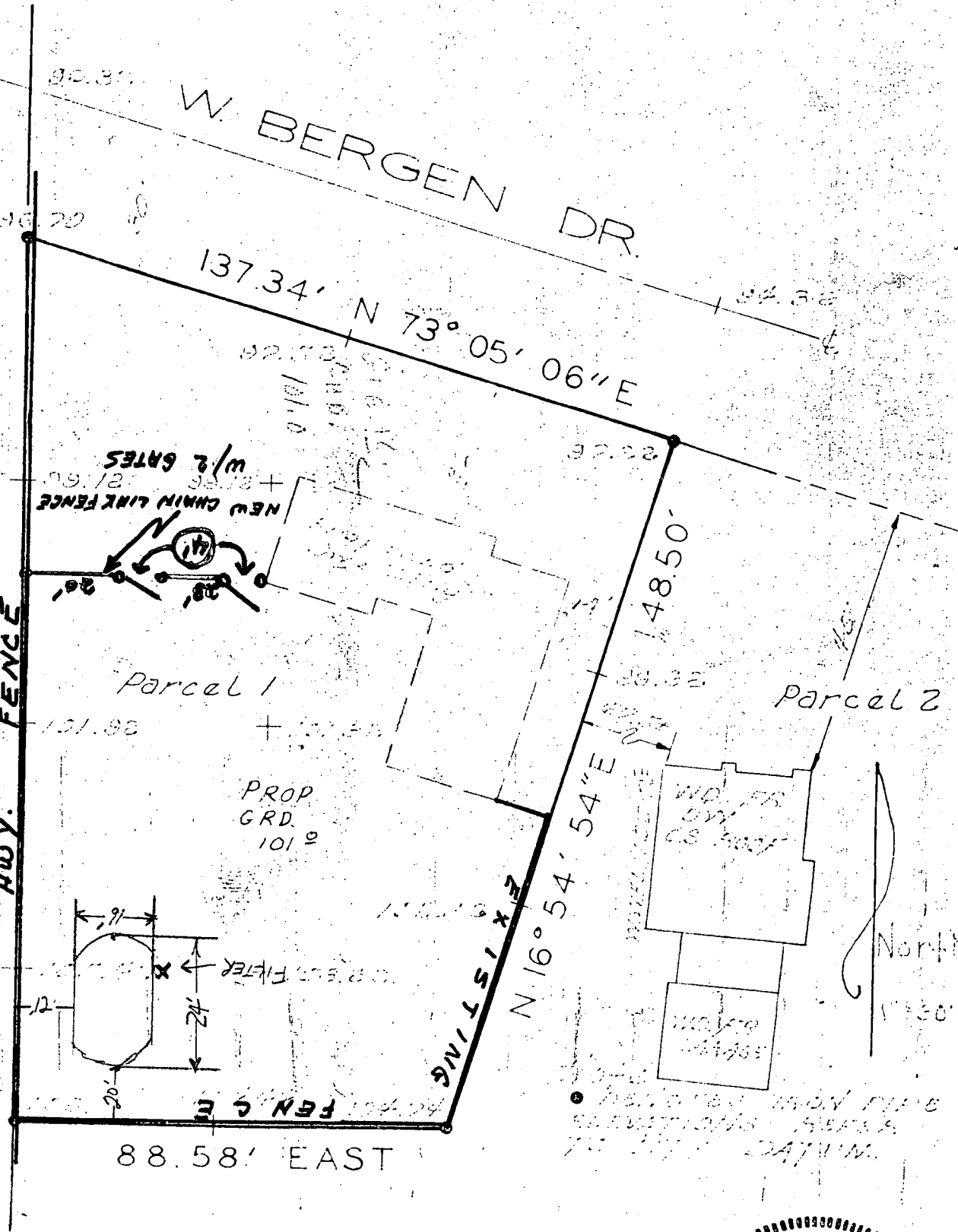
the Village of Fox Point, Milwaukee County, Wisconsin.

N. PORT WASHINGTON RD.

U.S. HWY. 141

182.04' S 03° 07' 30" W

HWY. FENCE



Prepared for *Owner*

State of Wisconsin, ss.  
County of Milwaukee

I hereby certify that on the 23 day of MAY, 1973, I have accurately surveyed the above described property and that the above plot is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 73-465

Signed *Clarence H. Piepenburg*  
Registered Land Surveyor



DOCUMENT NO.

REEL 1917 IMAGE 1068  
STATE BAR OF WISCONSIN FORM 1 - 1988  
WARRANTY DEED

053-1012-001  
THIS SPACE RESERVED FOR RECORDING DATA

525 W. Bergen Dr

5937535

This Deed, made between Maria Janowitsch, a single person  
Grantor,  
and Elizabeth M. Joo  
Grantee,

REGISTER'S OFFICE  
Milwaukee County, WI  
RECORDED AT 3 35 PM  
JUL 16 1988  
REEL 1917 IMAGE 1068  
Walt Engel REGISTER OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration  
conveys to Grantee the following described real estate in Milwaukee  
County, State of Wisconsin:

RETURN TO Elizabeth M. Joo  
525 W. Bergen Drive  
Fox Point, WI 53217

Tax Parcel No: 053-1012-001

Parcel One (1) of CERTIFIED SURVEY MAP NO. 1906, recorded in the Milwaukee  
County Registry in Reel 676, Image 1903 as Document No. 4706355, and  
being a part of the North East 1/4 of Section 8, in Township 8 North,  
Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

TRANSFER  
\$ 228.00  
FEE

Handwritten scribbles and numbers: 228, 3, 21, 18

5937535 #  
RECORD 4.00  
RTX 228.00

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Maria Janowitsch, a single person  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and  
zoning ordinances, recorded easements for public utilities located adjacent to side and  
rear lot lines, recorded building and use restrictions and covenants, general taxes  
levied in the year of closing;  
and will warrant and defend the same.

Dated this 30 day of June 1988

(SEAL) Maria Janowitsch (SEAL)  
• Maria Janowitsch (SEAL)

AUTHENTICATION

Signature(s) Maria Janowitsch

authenticated this 30 day of June 1988

• GEORGE I. WEAVER  
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Carl E. Gleysteen

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County, ss.

Personally came before me this day of  
June 19, 1988 the above named  
Maria Janowitsch

to me known to be the person who executed the  
foregoing instrument and acknowledge the same.

Notary Public  
My Commission is permanent. (If not, state expiration  
date: 19 )

400

\*Name of person signing in any capacity should be typed or printed below their signatures.

REEL 1338 IMAGE 1529

5440916 525 W

NAME CHANGE

APPLICATION FOR TRANSFER OF JOINT PROPERTY TO SURVIVING JOINT TENANT (Section 867.045, Wisconsin Statutes)

REGISTER'S OFFICE Milwaukee County, Wis. RECORDED AT 11:48 AM

NOV 18 1980 REEL 1338 IMAGE 1529 REGISTER OF DEEDS

File Application and \$10 Fee with Register of Deeds

DOES THE PROPERTY LISTED BELOW CONSTITUTE ALL OF THE PROPERTY IN WHICH THE DECEDENT OWNED ANY INTEREST AT THE DATE OF HIS DEATH?  YES  NO

Decedent <b>JOSEF JANOWITSCH</b>	Date of Death <b>10/19/79</b>	Social Security Number <b>397-36-2899</b>	
Address of Decedent at Date of Death <b>525 W. Bergen Drive</b>	City <b>Milwaukee</b>	State <b>Wi</b>	Zip Code <b>53217</b>
Surviving Joint Tenant(s) and Relationships to Decedent <b>Maria Janowitsch, widow</b>	Address of One Surviving Joint Tenant (indicate tenant) <b>525 W. Bergen Dr., Milwaukee, Wi 53217</b>		

1. Stocks, bonds, savings and checking accounts. List separately giving certificate and account numbers (if more space is needed, attach schedule).	Serial or Account Number	Full Value at Date of Death
Legal description: Parcel 1, certified survey Map #1906, part of NE 1/4, Sec 8, T8N, R22E., Village of Fox Point, Milwaukee County	DOC #	5440916 #
	RECORD	10.00
Total Value .....		\$

2. Real Estate	Assessed Valuation	Equalized Value	Recording Data
	13,500.00	54,900.00	Reel 721, Image 109, Doc #4761266
	Assessed Valuation	Equalized Value	Recording Data
	Assessed Valuation	Equalized Value	Recording Data

DECLARATION

It is declared that on the date of death the above-named decedent and I (we) were joint tenants; that this application is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes and does not release any tax liabilities.

SIGN HERE *Milana Janowitsch* Date 10/28/80

Sworn to before me on October 28, 1980

I certify that I have mailed or delivered copies of this application as provided in s. 867.045 (3) Wis. Stats. on

*Michael J. Bruch* PUBLIC Notary Public  
Michael J. Bruch  
County of Milwaukee  
George T. Weber  
This application was drafted by (print or type name)

November 18, 1980  
Date  
*Walter P. Baruch*  
Register of Deeds

100 MT-110 (R. 8-78)

ORIGINAL

BERGEN DR 53-1012-001

53-1012-001

DOCUMENT NO.

REEL 721 Image 109

TRANSFER \$ 10.00 FEE

STATE BAR OF WISCONSIN - FORM 1  
WARRANTY DEED  
THIS SPACE RESERVED FOR RECORDING DATA

4761266

RECORDED AT 4:50 PM  
MILWAUKEE COUNTY, WIS. 53217

MAY 18 1973

Reel 721 Image 109

Walter Berglund  
REGISTER OF DEEDS

MAY-18-73 3 09 6 1 0 • 1761266 B CAMEC

This Deed, made between RICHARD P. OSBERG and FRANCES T. OSBERG, his wife,  
Grantor  
and JOSEF JANOWITZSCH and MARIA JANOWITZSCH, his wife,  
Grantee  
Witneseth, That the said Grantor for a valuable consideration One Dollar  
(\$1.00) and other good and valuable consideration  
conveys to Grantee the following described real estate in Milwaukee County,  
State of Wisconsin:

Parcel 1 of Certified Survey Map No. 1906 of Lot 10  
and vacated 6th Street adjoining on the west side, Fox  
Croft Highlands, being a part of the North East 1/4 of  
Section 8, Township 8 North, Range 22 East, in the  
Village of Fox Point, Milwaukee County, Wisconsin,  
recorded September 14, 1972 in Reel 676, Image 1903 as  
Document No. 4706355.

RETURN TO  
Barrett Realty Co., Inc.  
6300 N. Port Washington Rd.  
Milwaukee, Wis. 53217

Tax Key # 53-1012-001  
This is homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining:  
And Richard P. Osberg and Frances T. Osberg, his wife,  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except Municipal and Zoning  
Ordinances, recorded Easements for Public Utilities, recorded Building Restrictions  
and will warrant and defend the same.

Executed at this 11th day of May 1973  
SIGNED AND SEALED IN PRESENCE OF  
Richard P. Osberg (SEAL)  
Richard P. Osberg

Richard W. Temple  
RICHARD W. TEMPLE

Harry R. Glen  
HARRY R. GLEN

Frances T. Osberg (SEAL)

Frances T. Osberg (SEAL)

Signatures of \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Title: Member State Bar of Wisconsin or Other Party  
Authorized under Sec. 706.06 viz. \_\_\_\_\_

STATE OF CALIFORNIA  
SANTA ANA County, ss.

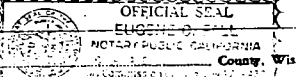
Personally came before me, this 11th day of May, 1973  
the above named Richard P. Osberg and Frances T. Osberg, his wife,  
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY  
Jay Barrett, Jr.

The use of witnesses is optional.



Eugene C. Full



Names of persons signing in any capacity should be typed or printed below their signatures.

P. 53<sup>c</sup> //

53-1012

••3.C.

REC 676 MAC 1903

D CA REC

1:706355

1542

SEP-14-72

Sheet 1 of 2

### CERTIFIED SURVEY MAP No. 1906

of Lot 10 and vacated 6th St. adjoining on the west side, Fox Croft Highlands, being a part of the North East 1/4 of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.



**NOTE:**

9 DENOTE 1" x 24" IRON PIPE, WEIGHT 1.13 LBS PER LINEAL FOOT

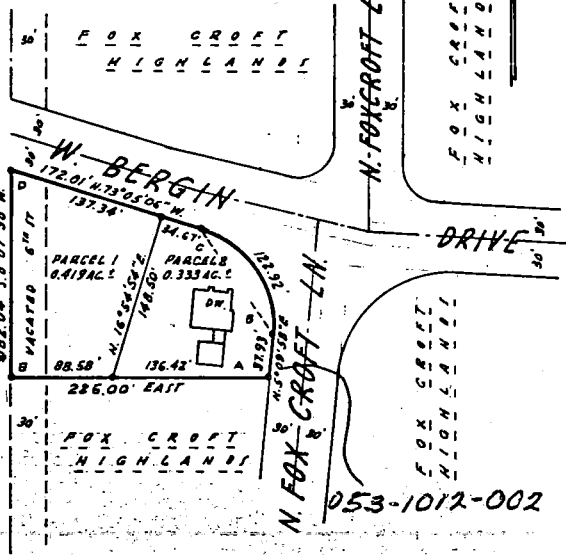
**INTERIOR ANGLES**

A	95° 09' 58"
B	140° 52' 28"
C	140° 52' 28"
D	73° 12' 36"
E	89° 52' 30"

**CURVE DATA**  
 ARC 122.92' CHD. 115.58'  
 A: 78°15'04" Q: 39°07'38"  
 RAD 90.00° N. 33°57'34"W.

053-1012-001

053-1012-002



4706355

REGISTER'S OFFICE  
Milwaukee County, Wis.  
RECORDED AT 2557 M

on SEP 14 1972 in  
rec 676 MAC 1903-1904

Walter Berglund  
REGISTER OF DEEDS





**SURVEYOR'S CERTIFICATE**

I, Clarence H. Piepenburg, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped Lot 10 and vacated 6th St. adjoining on the west side, Fox Croft Highlands, being a part of the North East 1/4 of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of said Lot 10; thence N.5° 09' 58"E. along the easterly line of said Lot 10, 37.93 feet to a point of curve; thence northerly and northwesterly along the northeasterly line of said Lot 10 on a curved line (whose center lies to the northwest, having a radius of 90.00 feet, with a chord of 113.58 feet, bearing N.33° 57' 34"W.) a distance of 122.92 feet to a point of tangency; thence N.73° 05' 06"W. along the northerly line of said Lot 10 and its westerly extension 172.01 feet to a point in the west line of vacated 6th St.; thence S.0° 07' 30"W. along the west line of vacated 6th St. 182.04 feet to its intersection with the westerly extension of the south line of said Lot 10; thence East along the south line of said Lot 10 and its westerly extension 225.00 feet to the point of commencement.

That I have made such survey, land-division and map by the direction of Richard P. Osberg and Frances T. Osberg, his wife, owners of said land.

That I have complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Fox Point in surveying, dividing and mapping the same.

Dated this 28th day of July, 1972.

*Clarence H. Piepenburg*  
 Clarence H. Piepenburg, Registered Land Surveyor S-139

**OWNERS' CERTIFICATE**

We, as owners, hereby certify that we caused the land described in the foregoing certificate of Clarence H. Piepenburg, to be surveyed, divided and mapped as represented on this map.

WITNESS THE HAND AND SEAL of said owners this 9 day of August, 1972.

In the presence of:

*Lorraine Stewart*  
 Lorraine Stewart witness

*Richard P. Osberg* (seal)  
 Richard P. Osberg

*Ruth Welch* witness  
 Ruth Welch

*Frances T. Osberg* (seal)  
 Frances T. Osberg

**VILLAGE BOARD APPROVAL**

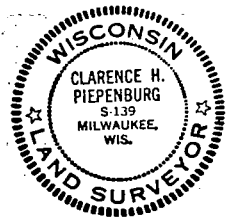
Approved by the Village Board of the Village of Fox Point in accordance with a resolution adopted September 17 1972.



*George F. Morrison*  
 Village President, George F. Morrison

*Isabelle Galewski*  
 Village Clerk, Isabelle Galewski

This instrument was drafted by  
 Clarence H. Piepenburg



7-1-86 4:15 PM  
left message to call me.  
Call not returned as of 7/8/86  
HAAJ

A MEMBER OF THE SEARS FINANCIAL NETWORK



GOLDWELL BANKER  
BRUCE, BARRY & GLEYSTEN  
CEDARBURG OFFICE 4309 COLUMBIA ROAD  
CEDARBURG, WI 53012  
(414) 375-0550  
(414) 284-6054

To: Attorney Carl W. Backus  
Fox Point Village Attorney  
5900 N. Port Washington Road  
Suite 206  
Fox Point, Wisconsin 53217

Dear Attorney Backus:

Regarding our telephone conversation, I am writing you to see if we can come to some possible solutions regarding 525 Bergen Drive, Fox Point.

As you told me, Fox Point rarely issues conditional occupancy permits. I believe that this is a good case to issue one. My reasons are as follows:

1. She is an older woman and recently widowed and the delay is affecting her health. Because of the delay she has been to the hospital for a heart test.
2. When Mrs. Janovitsch purchased the screened porch enclosure, the manufacturer and installers assured her that there was no need for a permit. Mrs. Janovitsch has had a history of obtaining necessary permits for work to be done. It is possible that the salesperson and company took advantage of a widowed lady.
3. The porch will require a frost footing to be layed. Mrs. Janowitch has agreeded to escrow \$1,900. with the buyer's lender to insure that this will be done right away.

Mr. Backus, the property has five non-compliance code violations. Out of the five, four have been brought up to code. The fifth code violation states that there is no record of the required permit having been applied for, approved or issued for an enclosed screened patio type structure. All code violations caused by this structure shall be brought into compliance. Mr. Planck stated to me that there would be two problems requiring this to be brought into code: 1. The patio screen porch blocks off four windows to the house (something having to do with air). The entire porch is screened with interchangeable glass windows to allow air to these rooms. If you open the windows you can get plenty of air into the room. The structure is not made to be an all year around room. It is only a summer porch. The glass windows are to be used for winter use. Please note also that the roof is on a hinge type system to adjust to the footing of the patio. There are no bolts mounted into the walls of the existing house. This is an aluminum type structure and very lightweight. 2. Mrs. Janowitch was advised that a frost footing would have to be installed to avoid any floating affect. She has agreed to escrow the money for this as I stated earlier.



COLDWELL BANKER  
BRUCE, BARRY & GLEYSTEN  
CEDARBURG OFFICE 4309 COLUMBIA ROAD  
CEDARBURG, WI 53012  
(414) 375-0550  
(414) 284-6054

Page 2

Mr. Backus, please help us with this. It has taken Mrs. Janowitch seven months to sell her home because her house is located next to the freeway. She has also put two dogs to sleep which she had to do in order for her to move into her condominium. She has had a super record of paying her taxes in the Village. I hope you and the Village managers can help us. Please find attached copies of the violation certificate and estimates for the footings.

Thank you.

A handwritten signature in black ink, appearing to read "Scott Campbell".

Scott Campbell

# BADGER SURVEYING CO., INC.

7970 NORTH 47TH ST.

BROWN DEER, WISCONSIN 53223

PHONE 354-9080

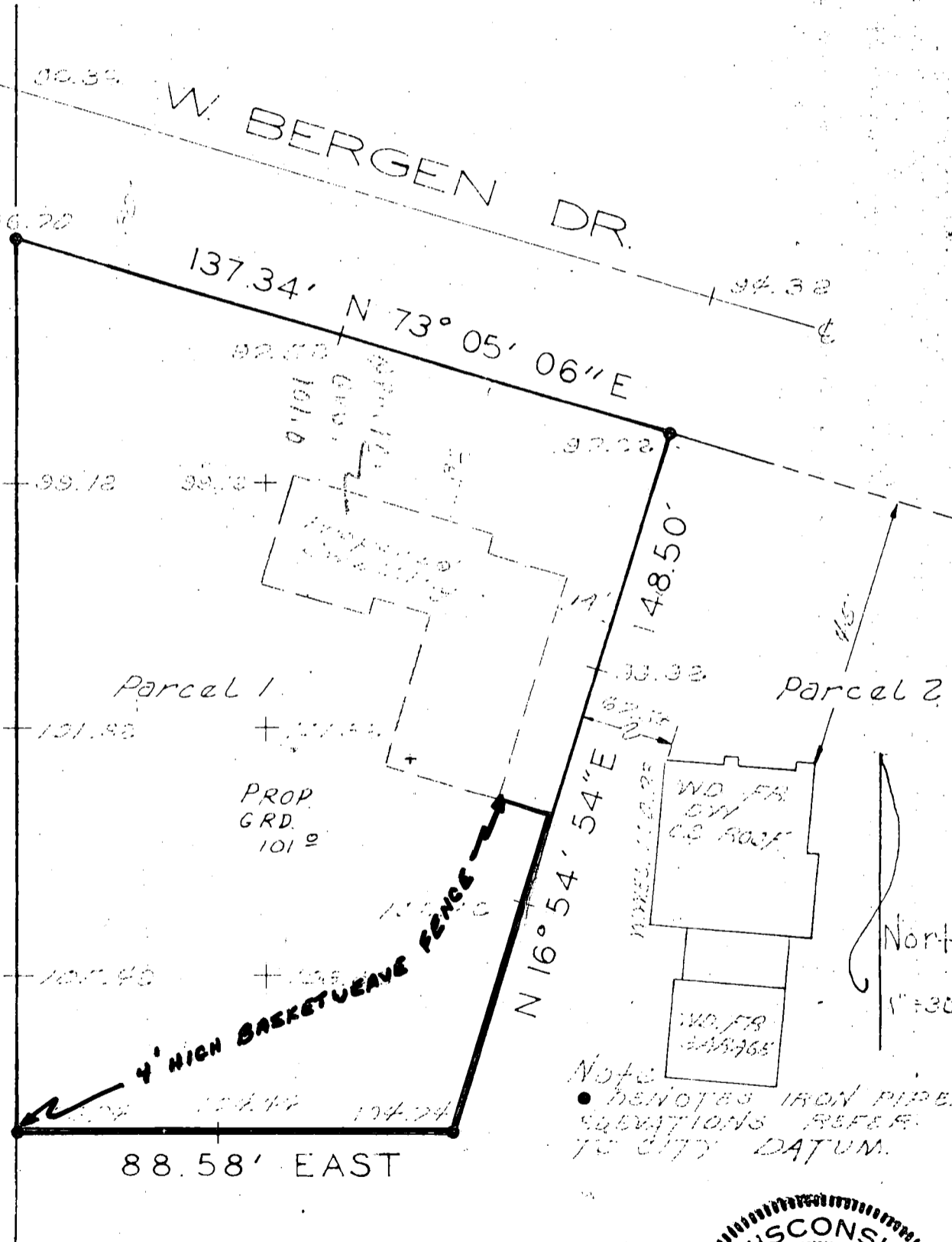
CLARENCE H. PIEPENBURG, PRESIDENT  
REGISTERED LAND SURVEYOR

PROPERTY AT

OWNER

**LEGAL DESCRIPTION** — Parcel 1 of Certified Survey Map No. 1906, of Lot 10 and vacated 6th St. adjoining on the west side, Fox Croft Highlands, being a part of the North East 1/4 of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

N. PORT WASHINGTON RD.  
U.S. HWY. 141  
182.04' S 03° 07' 30" W



Prepared for *Owner*  
State of Wisconsin, }  
County of Milwaukee } ss.

I hereby certify that on the 23 day of MAY, 1973, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 23-465

Signed

*Clarence H. Piepenburg*  
Registered Land Surveyor



PLAT OF SURVEY

**BADGER SURVEYING CO., INC.**

7970 NORTH 47TH ST.

BROWN DEER, WISCONSIN 53223

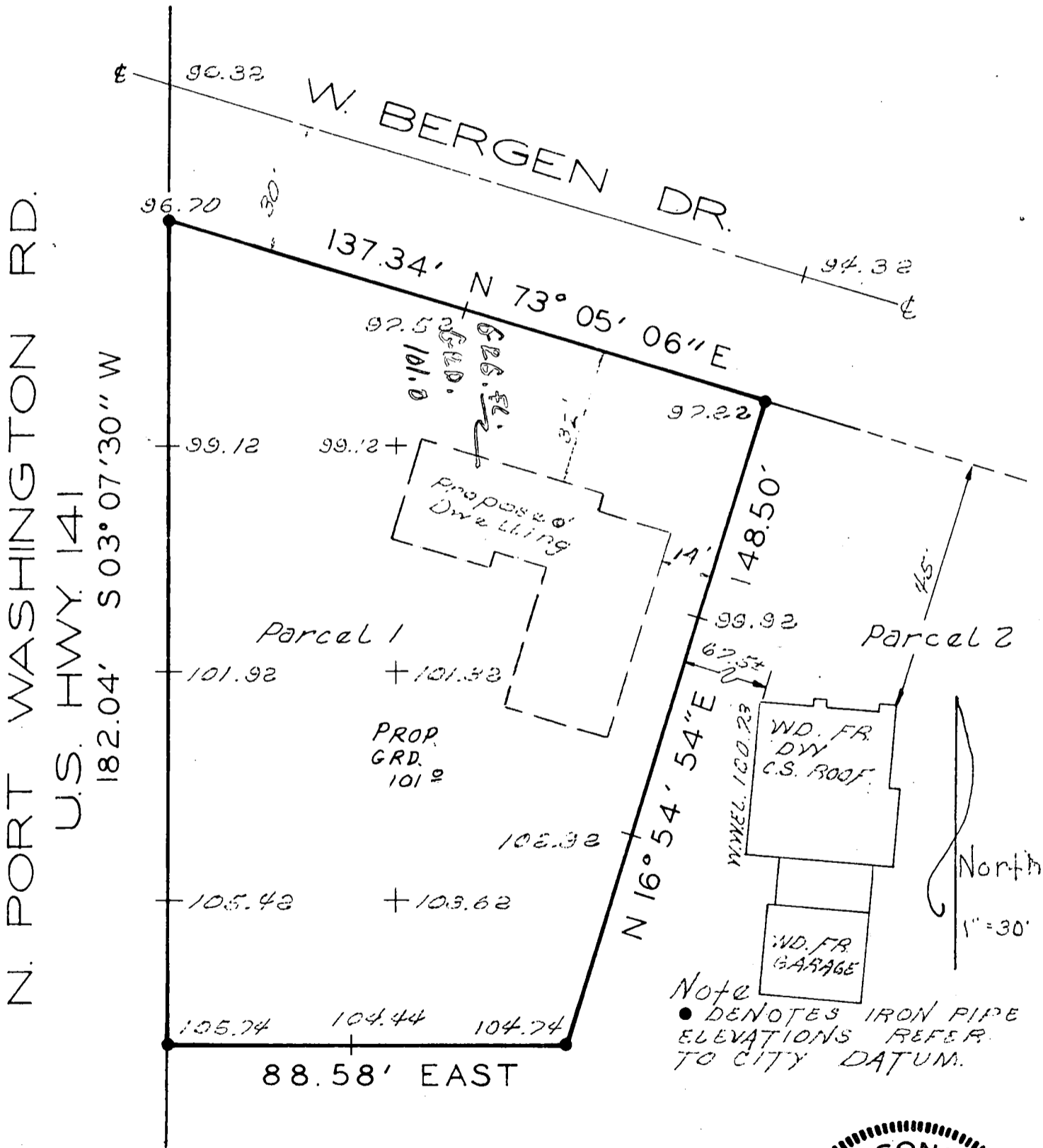
PHONE 354-9080

CLARENCE H. PIEPENBURG, PRESIDENT  
REGISTERED LAND SURVEYOR

PROPERTY AT \_\_\_\_\_

OWNER \_\_\_\_\_

**LEGAL DESCRIPTION** — Parcel 1 of Certified Survey Map No. 1906, of Lot 10 and vacated 6th St. adjoining on the west side, Fox Croft Highlands, being a part of the North East 1/4 of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.



Prepared for Owner

State of Wisconsin, }  
County of Milwaukee } ss.

I hereby certify that on the 23 day of MAY, 1973, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 23-465

Signed Clarence H. Piepenburg  
Registered Land Surveyor

