

DOCUMENT NO.

8585 N. P. Wash. Rd.

STATE BAR OF WISCONSIN FORM 1-1988

WARRANTY DEED

REFL 1852 INSG 527

THIS SPACE RESERVED FOR RECORDING DATA

5892218

RECORDED

MILWAUKEE COUNTY, WI

INDEXED AT 2:35 PM

FEB 28 1986

527

MILWAUKEE COUNTY

BY REC'D

This Deed, made between JOYCE A. URQUHART, a
Single Personand LOUISE F. FRIEDLANDER and
THEODORE FRIEDLANDER, III, as ~~joint tenants~~
survivorship marital property

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 Kenneth J. Erler
2100 Marine Plaza
Milwaukee, WI 53202

Tax Parcel No.: 953-1016

Lot Fourteen (14), in Fox Croft Highlands, being a Subdivision of the South West One-quarter (1/4) of the North East One-quarter (1/4) of Section Eight (8), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, Milwaukee County, Wisconsin.

TRANSFER
\$375.00
FEE

5892218
RECORD 4.00
RTX 375.00
SUBTOTAL 393.00
TOTAL 393.00
B CASH B 393.00
#387310 C002 R01 T14:32

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

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

And Joyce A. Urquhart
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 28th day of February, 1986.

(SEAL)

Joyce A. Urquhart
Joyce A. Urquhart

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Joyce A. Urquhart

authenticated this 28th day of February, 1986.

Linda S. Maris

Linda S. Maris
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.08, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Robert S. Hillis

Attorney at Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County.

Personally came before me this day of 19 the above named

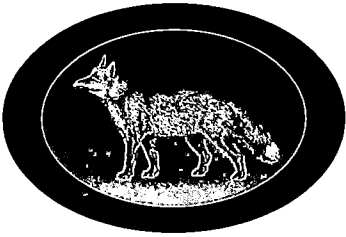
to me known to be the person who executed the foregoing instrument and acknowledge the same.

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

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

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1-1988Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

VILLAGE OF FOX POINT PROPERTY MAINTENANCE COMPLIANCE NOTICE

Property Owner Louise + Theodore Friedlander
Address 888 S. N. Port Washington Rd

Date 09-09-02

The Village's goal is to inspect the exterior of all properties within the Village to ensure compliance with the Village's Property Maintenance Code. An inspection of your property has revealed that your property does not adhere to Village code in the following area(s):

Description

Comments

- ☐ Fences
- ☐ Decks
- ☐ Retaining Walls
- ☐ Accessory Buildings
- ☐ Dwelling Exterior
- ☐ Litter
- ☐ Grass
- ☐ Dead Trees
- ☐ Exterior Storage
- ☐ Other

OK
SR

Pursuant to section 33.7 of the Village code, the Village hereby requests that you bring the above referenced items into code compliance by _____. Please be aware that failure to comply with this notice will result in a citation to appear in municipal court.

Please feel free to contact the Village should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

January 4, 1999

Louise Friedlander
8585 N. Port Washington Road
Fox Point, WI 53217

RE: Property Maintenance

Dear Mrs. Friedlander:

I observed on January 4, 1999 that your canvas canopy above your second story deck is torn and is in need of immediate repairs. This is contrary to Fox Point Code 33.2 which requires that you maintain the exterior of your property in a neat and attractive manner. In addition, our records indicate that on March 26, 1991 you obtained a building permit to install a canopy above your second story deck in order to comply with section 54.03(d)(6) of the Wisconsin Administrative Code which requires a covered roof above all second story jump platforms.

For the forgoing reasons, I am hereby requesting that you bring your roof canopy into code compliance by February 26, 1999.

Please feel free to contact me if you have any questions concerning this letter.

Sincerely,

Scott Miller
Inspector

cc Village Manager
Village Attorney
File

2/23

*The canopy that was torn
was replaced with a new canopy*



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL

7200 N. SANTA MONICA BLVD.

FOX POINT 53217-3505

414-351-8900

FAX 414-351-8909

January 4, 1999

Louise Friedlander
8585 N. Washington Road
Fox Point, WI 53217

RE: Property Maintenance

Dear Mrs. Friedlander:

I observed on January 4, 1999 that your canvas canopy above your second story deck is torn and is in need of immediate repairs. This is contrary to Fox Point Code 33.2 which requires that you maintain the exterior of your property in a neat and attractive manner. In addition, our records indicate that on March 26, 1991 you obtained a building permit to install a canopy above your second story deck in order to comply with section 54.03(d)(6) of the Wisconsin Administrative Code which requires a covered roof above all second story jump platforms.

For the forgoing reasons, I am hereby requesting that you bring your roof canopy into code compliance by February 26, 1999.

Please feel free to contact me if you have any questions concerning this letter.

Sincerely,

Scott Miller
Inspector

cc Village Manager
Village Attorney
File



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Notice of Noncompliance

June 11, 1996

Louise F. Friedlander
8585 N. Port Washington Road
Fox Point, WI 53217

RE: Maintenance of Property

Dear Mrs. Friedlander:

I am writing to inform you that you are in violation of Fox Point Code.

I observed on June 10, 1996 that your fence is in need of immediate repair. I noted that your fence is leaning and it appeared to me that sections of the fence were rotten. This is contrary to Fox Point Code 33.2 which requires that your fence must be maintained in a neat and attractive manner. Therefore, I am hereby requesting that you bring your fence into code compliance by July 12, 1996. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Scott Miller
Inspector

cc Village Manager
Village Attorney
File

PRODUCT 118

Proposal

Page No. of Pages



LAKESIDE LANDSCAPE CORP.

10922 N. Lakeshore Drive
MEQUON, WI 53092
Phone 241-3164

PROPOSAL SUBMITTED TO <i>French United</i>		PHONE	DATE <i>7/11/96</i>
STREET <i>8585 N. Port Washington Rd</i>		JOB NAME	
CITY, STATE AND ZIP CODE <i>LY IN 53117</i>		INDICATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

① North Stockade Fence
Support Fence Post with 6' Steel
Post. ~~Replaced~~ in ~~existing~~ existing post to
straighten fence sections. Replace posts
where needed with posts from ~~extra~~ extra
sections.

SCOTT -
Steve said
he would work on
the fence next week.
Thank you
J. Rossi

We Propose hereby to f

Payment to be made as follows:

Dollars (\$ _____).

guaranteed to be as specified. All work to be completed in a workmanlike
to standard practices. Any alteration or deviation from above specifications
will be executed only upon written orders, and will become an extra
to the estimate. All agreements contingent upon strikes, accidents
trol, Owner to carry fire, tornado and other necessary insurance.
by Workman's Compensation Insurance.

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within _____ days.



PRODUCT 118

Proposal

Page No. of Pages



LAKE SIDE LANDSCAPE CORP.

10922 N. Lakeshore Drive
MEQUON, WI 53092
Phone 241-3164

PROPOSAL SUBMITTED TO <i>French Woods</i>		PHONE	DATE <i>7/11/96</i>
STREET <i>8585 N. Port Washington Rd</i>		JOB NAME	
CITY, STATE AND ZIP CODE <i>LI, WI 53117</i>		INDICATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

① North Stockdale Fence
Support Fence Post with 6' Steel
Post. Replaced in existing post to
straighten fence sections. Replace pickets
where needed with posts from extra
sections.

We propose hereby to

Payment to be made as follows:

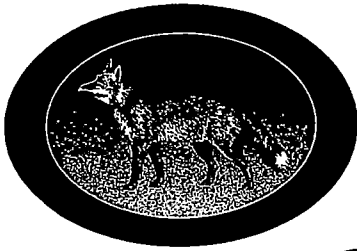
Dollars (\$ _____).

Warranted to be as specified. All work to be completed in a workmanlike
to standard practices. Any alteration or deviation from above specifications
will be executed only upon written orders, and will become an extra
to the estimate. All agreements contingent upon strikes, accidents,
fire, Owner to carry fire, tornado and other necessary insurance,
and by Workman's Compensation Insurance.

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within _____ days.

THIS NOTICE WAS DELIVERED BY CERTIFIED & REGULAR MAIL



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Friedlander

Date: 8/24/11

Address: 8585 N Pt Wash Rd

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

DESCRIPTION

COMMENTS/CODE REFERENCE

- ☐ Fences
- ☐ Decks
- ☐ Retaining Walls
- ☐ Accessory Buildings
- ☐ Dwelling Exterior
- ☐ Litter
- ☐ Grass
- ☐ Dead Trees
- ☐ Exterior Storage
- ☐ Unenclosed Storage
- ☐ Other

OK

Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

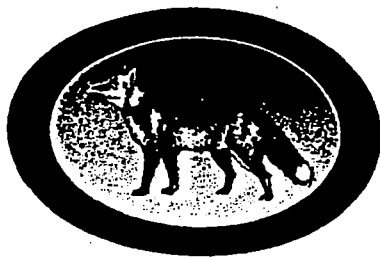
Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**

THIS NOTICE WAS DELIVERED BY CERTIFIED & REGULAR MAIL



VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN
VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

VILLAGE HALL
7200 N. SANTA MONICA B
FOX POINT 53217-350
414-351-8900
FAX 414-351-8909

Property Owner: Fred Lander
Address: 8585 W Pt Washington Rd

Date 8/6/09

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

<u>Description</u>	<u>Comments/Code Reference</u>
<input type="checkbox"/> Fences	
<input type="checkbox"/> Decks	
<input type="checkbox"/> Retaining Walls	
<input type="checkbox"/> Accessory Buildings	
<input type="checkbox"/> Dwelling Exterior	
<input type="checkbox"/> Litter	
<input type="checkbox"/> Grass	
<input type="checkbox"/> Dead Trees	
<input type="checkbox"/> Exterior Storage	
<input type="checkbox"/> Unenclosed Storage	
<input type="checkbox"/> Other	

OK

Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by . Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**

EXIST. RES.

BAUDHUIN & ASSOCIATES

PROFESSIONAL ENGINEERS AND SURVEYORS

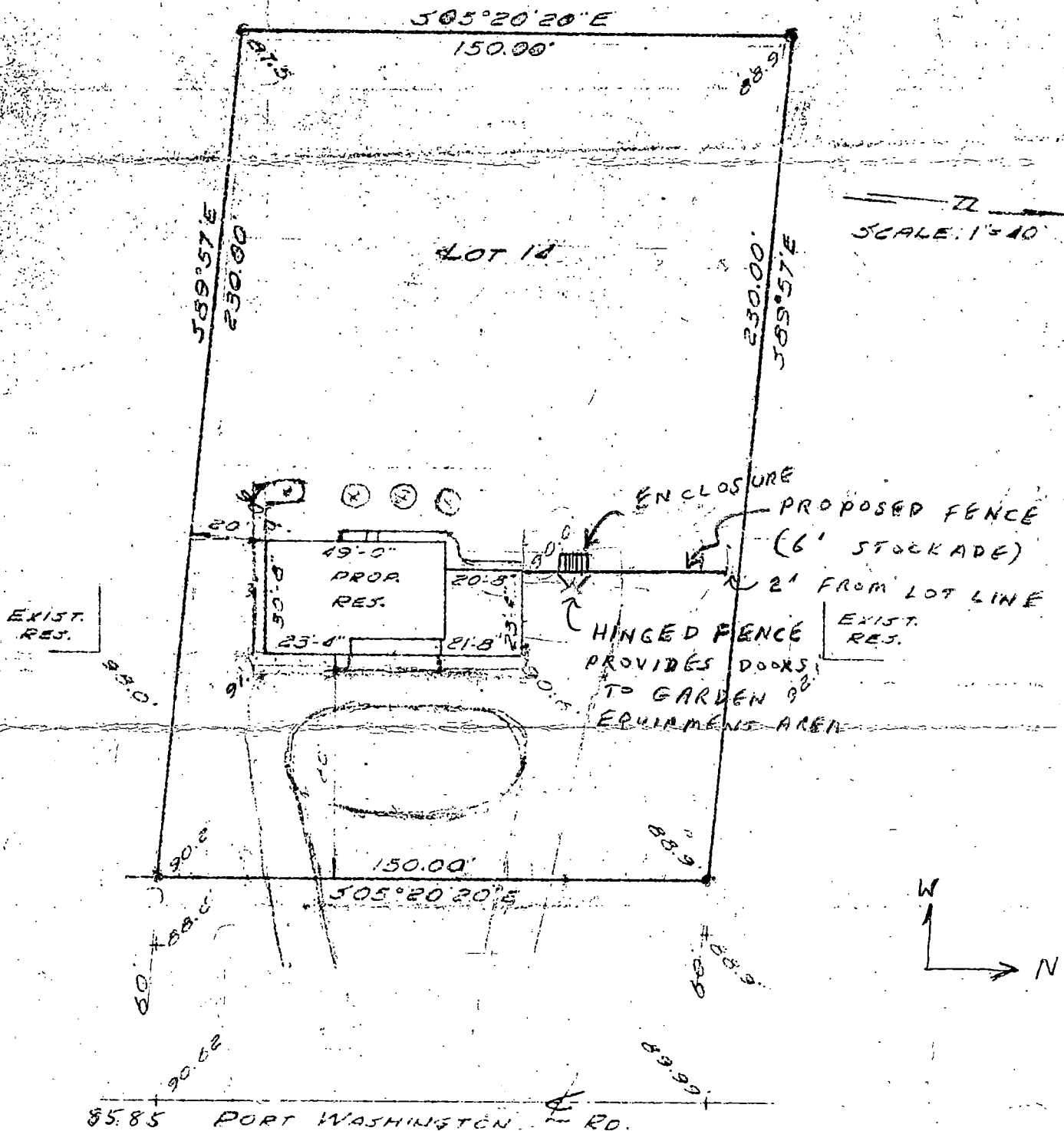
MENOMONEE FALLS, WISCONSIN

PHONE 251-1260

BOX 305

URQUHART

PLAT OF SURVEY



DESCRIPTION:

All of Lot 14, Foxcroft Highlands, part of the S.W. 1/4 of the N.E. 1/4 of Section 8, T4N, R22E, Village of Fox Point, Milwaukee County, Wisconsin.

STATE OF WISCONSIN SS.
COUNTY OF WAUKESHA

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY SHOWN ABOVE AND THAT THE PLAT HEREON IS A TRUE REPRESENTATION THEREOF, AND CORRECTLY SHOWS THE BOUNDARY LINES AND LOCATION OF BUILDINGS AND OTHER IMPROVEMENTS ON SAID PROPERTY AND THE MEASUREMENTS HEREON.

DATED THIS 25th DAY OF July 1957

07

Sylvan J. Bauduin
SURVEYOR

JOB NO. 4295

NAME CHANGE

DOCUMENT NO.

REEL 1359 INDEX 1740

QUIT CLAIM DEED
STATE BAR OF WISCONSIN—FORM 3
THIS SPACE RESERVED FOR RECORDING DATA

5460451

REGISTER'S OFFICE } ss
Milwaukee County, WI
RECORDED AT 1:30 PM

MAR - 2 1981
REEL 1359 IMAGE 1740
REGISTER
OF DEEDS

Harry W. Urquhart

quit-claims to

Joyce A. Urquhart

the following described real estate in Milwaukee County,
State of Wisconsin:

Lot numbered Fourteen (14) in Fox Croft
Highlands, being a Subdivision of the
Southwest One-quarter (1/4) of the
Northeast One-quarter (1/4) of Section
numbered Eight (8), Township numbered
Eight (8) North, Range numbered Twenty-
two (22) East, in the Village of Fox
Point.

POWER TO
PODELL & HEFTI, S.C.
625 N. Milwaukee St.
Milwaukee, WI 53202

Tax Key No. 53-1016

Exempt pursuant to Section 77.25(8) Wis. Stats.

DOC # 5460451 #
RECORD 2.00
F CASH F 2.00
#24012 C001 R01 113:27
MAR 2 81

This is homestead property.
(is) (is not)
Dated this 21 day of February 19 81

(SEAL) Harry W. Urquhart (SEAL)
(SEAL) (SEAL)

AUTHENTICATION
Signatures authenticated this day of
19

ACKNOWLEDGMENT
STATE OF WISCONSIN
Milwaukee County, ss.
Personally came before me, this 21 day of
February 81 the above named Harry W.
Urquhart

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

THIS INSTRUMENT WAS DRAFTED BY
Richard J. Podell

(Signatures may be authenticated or acknowledged. Both
are not necessary.)
The use of witnesses is optional.

to me known to be the person who executed the
foregoing instrument and acknowledged the same
RICHARD J. PODELL
Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration
date Nov 6 1982.)

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

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
FORM No. 2 — 1977

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis. (Job #4124)

053-1016

8585 N. PORT WASHINGTON

8585 N. Pt. Wash
053-1016

24-14

DOCUMENT NO.

REEL 369 IMAG 2241

WARRANTY DEED
STATE OF WISCONSIN—FORM 1

THIS SPACE RESERVED FOR RECORDING DATA

4331111

REGISTRY'S OFFICE
Milwaukee County, Wis.
RECORDED AT 8 30 PM

on JUL 17 1967 in
Reel 369 Image 2241

Mulan Patten
Register of Deeds

RETURN TO

THIS INDENTURE, Made this 14th day of July, A.D. 1967,
between Leo Malkasian and Beverly S. Malkasian,
his wife

parties of the first part, and
Harry W. Urquhart and Joyce A. Urquhart,
his wife

Witnesseth, That the said parties of the first part, for and in consideration
of the sum of One Dollar (\$1.00) and other good
and valuable consideration

to them in hand paid by the said parties of the second part, the receipt
whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed
and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and confirm unto
the said parties of the second part, their heirs and assigns forever, the following described
real estate, situated in the County of Milwaukee and State of Wisconsin, to-wit:

Lot numbered Fourteen (14) in Fox Croft Highlands, being a
Subdivision of the Southwest One-quarter (1/4) of the North-
east One-quarter (1/4) of Section numbered Eight (8), Town-
ship numbered Eight (8) North, Range numbered Twenty-two (22)
East, in the Village of Fox Point.

(Tax Key No. 24-14)



(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto in any wise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and
their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto
the said parties of the second part, and to their heirs and assigns FOREVER.
And the said Leo Malkasian and Beverly S. Malkasian

for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and agree
to and with the said parties of the second part, their heirs and assigns, that at the time of the enrolling
and delivery of these presents, they are well seized of the premises above described, as of a good, sure,
perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from
all incumbrances whatever, except municipal and zoning ordinances and
recorded easements for public utilities; recorded building
restrictions, if any.

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second
part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part
thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal,
this 14th day of July, A.D. 1967.

SIGNED AND SEALED IN PRESENCE OF

John P. Arakelian
John P. Arakelian
Anna M. Thomas

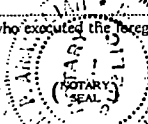
Leo Malkasian (SEAL)
LEO MALKASIAN
Beverly S. Malkasian (SEAL)
BEVERLY S. MALKASIAN
(SEAL)
(SEAL)

State of Wisconsin,
Milwaukee County, Personally came before me, this 14th day of July, A.D. 1967,
the above named Leo Malkasian and Beverly S. Malkasian

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

THIS INSTRUMENT WAS DRAFTED BY

JOHN P. ARAKELIAN



John P. Arakelian
Notary Public, Milwaukee County, Wis.
My commission expires permanent

(Section 93.13 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon
the names of the grantors, grantees, witnesses and notary. Section 93.13 (2) Notary requires that the name of the person who, or govern-
mental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner).

WARRANTY DEED—STATE OF WISCONSIN—FORM No. 1

4-1133

8585 P. Wash
053-1016

24-14

150

DOCUMENT NO.

REEL 365 IMAG 764

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

4325540

REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT 2:40 PM

on JUN 22 1967 in
Reel 365 Image 764

Mulan Patten
Register of Deeds

RETURN TO

THIS INDENTURE, Made this 21st day of June, A. D. 1967,
Between MARGARET HABERLE

part of the first part, and
180 MALKASTAN

part of the second part,
Witnesseth, That the said part of the first part, for and in consideration

of the sum of One Dollar (\$1.00) and other good and valuable
Considerations

to her in hand paid by the said part of the second part, the receipt

whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened,

conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey, and

confirm unto the said part of the second part, his heirs and assigns forever, the following

described real estate, situated in the County of Milwaukee and State of Wisconsin, to-wit:

Lot numbered Fourteen (14) in Fox Croft Highlands, being a Subdivision of the Southwest

One-quarter (1/4) of the Northeast One-quarter (1/4) of Section numbered eight (8), Township

numbered eight (8) North, Range numbered Twenty-two (22) East, in the Village of Fox

Point,
(Tax Key No. 24-14)



(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part of the
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and
their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto
the said part of the second part, and to himself heirs and assigns FOREVER.
And the said MARGARET HABERLE

for herself, her heirs, executors and administrators, do covenant, grant, bargain, and
agree to and with the said part of the second part, his heirs and assigns, that at the time of the
ensuing and delivery of these presents she is well seized of the premises above described, as of a
good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are
free and clear from all incumbrances whatever, excepting municipal and zoning ordinances and
recorded easements for public utilities; recorded building restrictions, if any,

and that the above bargained premises in the quiet and peaceable possession of the said part of the second
part, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part
thereof, he will forever WARRANT AND DEFEND.

In Witness Whereof, the said part of the first part has hereunto set her hand and
seal this 21st day of June, A. D. 1967

SIGNED AND SEALED IN PRESENCE OF

Harold Seemann
HAROLD SEEMANN
Phyllis D. Wright
PHYLLIS D. WRIGHT

Margaret Haberle
MARGARET HABERLE

(SEAL)

State of Wisconsin, Milwaukee County, Personally came before me, this 21st day of June, A. D. 1967,
the above named MARGARET HABERLE
to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY
Robert E. Head
Notary Public, Milwaukee County, Wis.
My commission (expires) (is) Oct 18 1967

(Section 59.18 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon
the names of the grantors, grantees, witnesses and notary. Section 59.51 similarly requires that the name of the person who, or govern-
mental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)
STATE OF WISCONSIN
WARRANTY DEED
FORM No. 1
Milwaukee, Wisconsin 53244

150

8585 N. Port Washington

DOC.# 10475111

RECORDED
06/30/2015 08:34AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30.00
TRANSFER FEE: \$1,050.00
FEE EXEMPT #: 0

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

State Bar of Wisconsin Form 11-2003
LAND CONTRACT
(TO BE USED FOR NON-CONSUMER ACT TRANSACTIONS)

Document Number

Document Name

CONTRACT, by and between Theodore Friedlander III and Louise F. Friedlander ("Vendor", whether one or more), and Iwona Pawelec and Mirosław Pawelec, spouses, as marital survivorship property ("Purchaser", whether one or more). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following real estate, together with the rents, profits, fixtures and other appurtenant interests ("Property"), in Milwaukee County, State of Wisconsin:

Recording Area

Name and Return Address

James A. Bergin
Foley & Lardner, LLP
777 E Wisconsin Ave
Milwaukee, WI 53202

Lot Fourteen (14), in Fox Croft Highlands, being a Subdivision of the South West One-quarter (1/4) of the North East One-quarter (1/4) of Section Eight (8), in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point, Milwaukee County, Wisconsin.

053-1016-000

Parcel Identification Number (PIN)

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

This is a purchase money mortgage.
(is) (~~is not~~)

Purchaser agrees to purchase the Property and to pay to Vendor at 1548 Goodrich Lane, Fox Point, WI 53217
the sum of \$350,000.00 in the following manner:

- (a) \$10,000.00 at the execution of this Contract; and
(b) the balance of \$340,000.00 less prorated 2015 taxes of \$3,979.36, together with interest from the date hereof on the balance outstanding from time to time at the rate of 3.5% percent per annum until paid in full as follows:

1. The above \$10,000.00 was remitted to Vendor as an initial deposit and released to Vendor at the execution of this Land Contract.
2. Exact Land Contract starting balance is \$336,020.64.
3. The parties will use an acceptable amortization table of monthly payments of principal and interest reflecting equal monthly payments over the initial five years based on a 20-year amortization schedule and equal monthly payments over the second five years based on a 15-year amortization schedule. Interest during the second five years shall be 5% per annum. The first payment shall be due on the first of the month following the closing and subsequent payments due the first of each month thereafter.

provided the entire outstanding balance shall be paid in full on or before May 1, 2025 ("Maturity Date"). Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

4829-7011-4341.3

Sylvan J. Barendse

88.2

PROFESSIONAL ENGINEERS AND SURVEYORS

PHONE 251-1260

URQUHART

The survey map depicts Lot 14, a rectangular parcel with a north-south orientation. The northern boundary is labeled $505^{\circ}20'20''E$ and $150.00'$. The eastern boundary is labeled $589^{\circ}57'E$ and $230.00'$. The southern boundary is labeled $505^{\circ}20'20''E$ and $150.00'$. The western boundary is labeled $589^{\circ}57'E$ and $230.00'$. A $12'$ DRAINAGE EASEMENT is shown as a dashed line running parallel to the eastern boundary. A proposed residential structure (PROP. RES.) is shown as a rectangle with dimensions $49'-0"$ by $30'-8"$. It is located in the lower-left portion of the lot. A $60'$ wide easement or driveway (GRD. FL. 90.5 GRD. 92.5) runs along the southern boundary of the lot, adjacent to the proposed structure. The map also shows existing residential structures (EXIST. RES.) on the western and eastern boundaries. The western structure is $15.5'$ wide and $95'$ high. The eastern structure is $92.1'$ high. The map includes a scale of $1"=40'$ and a north arrow pointing towards the top right. The bottom of the map is labeled $PORT WASHINGTON RD.$ with a centerline and stationing markers $60' + 88.6'$ and $60' + 88.9'$.

All of Lot 14, Foxcroft Highlands, part of the S.W. 1/4 of the N.E. 1/4 of Section 8, T8N, R22E, Village of Fox Point, Milwaukee, County, Wisconsin.



WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON IS A TRUE REPRESENTATION THEREOF, AND CORRECTLY SHOWS THE EXTERIOR BOUNDARY LINES AND LOCATION OF BUILDINGS AND OTHER IMPROVEMENTS ON SAID PROPERTY, AND THE CORRECT MEASUREMENTS THEREOF.

RECT MEASUREMENTS THEREOF.

S. Davis
SURVEYOR

JOB NO. 4295

FOX CROFT HIGHLANDS

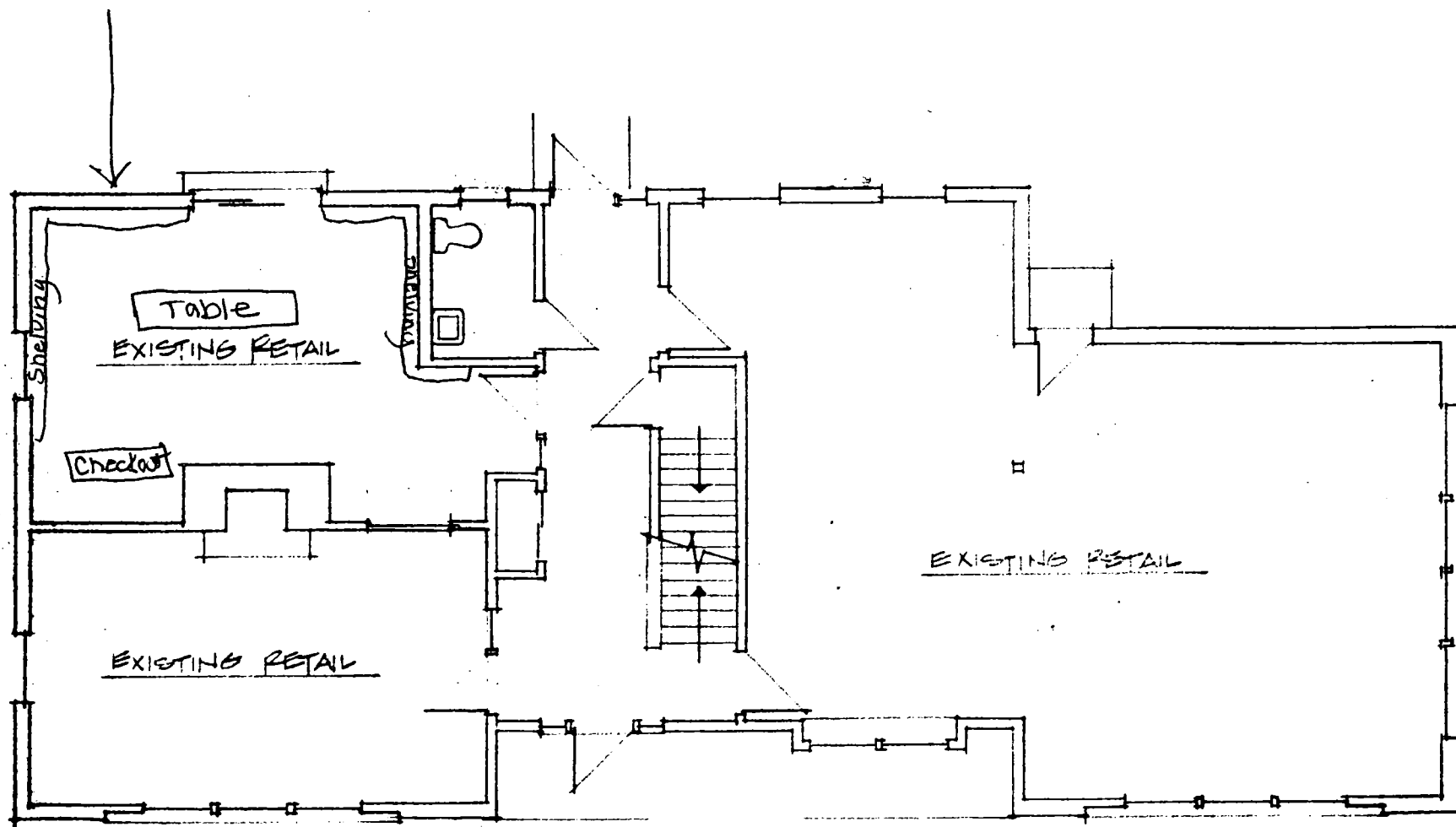
LOT 14

8585 N Pont Washington RD

NORTH ELEVATION

1/8"

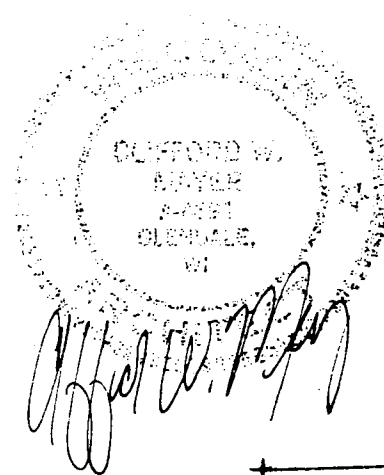
Knitting Knook LLC



FIRST FLOOR

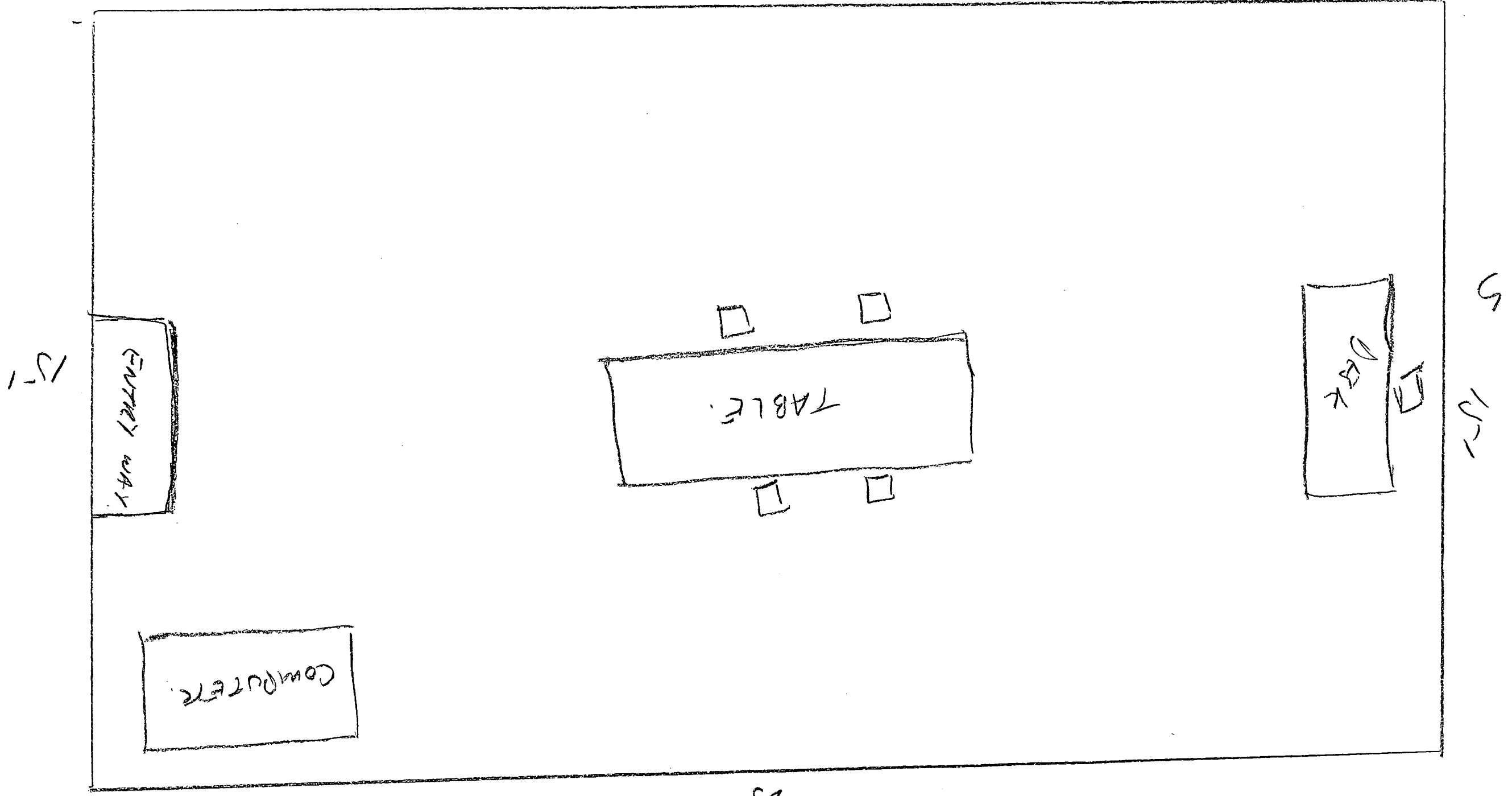
1/8"

W. MAYER - ARCHITECT



1 OF 1

8585 N. Post Washington Rd
1st Floor



2ND Floor
Room

