

1087 E. Thom

DOC.# 10197098

RECORDED
12/21/2012 08:43AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30.00

FEE EXEMPT #: 77.25(9)
0

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

Document Number

Document Name

**THIS DEED, made between Royal Taxman and Myra Taxman, as trustees of
the Royal and Myra Taxman Living Trust, dated October 16, 1998**

("Grantor," whether one or more), and Andrea Taxman

("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):

See Exhibit A attached hereto and incorporated herein.

Recording Area

Name and Return Address

Bret A. Roge, Esq.
Michael Best & Friedrich LLP
100 E. Wisconsin Avenue, Suite 3300
Milwaukee, WI 53202

095-9985

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by,
through, or under Grantor, except:

**municipal and zoning ordinances and agreements entered under them, recorded easements or other
recorded agreements, recorded building and use restrictions and covenants and general taxes.**

Dated as of December 14, 2012

Royal and Myra Taxman Living Trust, dated October 16, 1998

_____(SEAL) By: _____(SEAL)
* Royal Taxman, Trustee
_____(SEAL) By: _____(SEAL)
* Myra Taxman, Trustee

AUTHENTICATION

Signature(s) of Royal Taxman and Myra Taxman

authenticated on December 14, 2012

Bret A. Roge
* **Bret A. Roge, State Bar No. 1019028**

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Danielle M. Bergner, Esq.
Michael Best & Friedrich LLP

ACKNOWLEDGMENT

STATE OF _____)
_____) 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 _____
My commission (is permanent) (expires: _____)

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

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

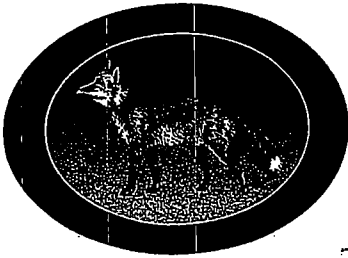
SPECIAL WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

*Type name below signatures.

INFO-PRO™ www.infoproforms.com



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: Taxman

Date: 6/28/12

Address: 1087 E Thorn

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

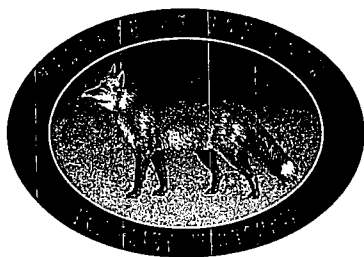
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

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.**



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: Taxmon

Date: 6/28/11

Address: 1087 E Thorn

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

DESCRIPTION

COMMENTS/CODE REFERENCE

- ☐ Fences
- ☐ Decks
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- ☐ Dwelling Exterior
- ☐ Litter
- ☐ Grass
- ☐ Dead Trees
- ☐ Exterior Storage
- ☐ Unenclosed Storage
- ☐ Other

ok

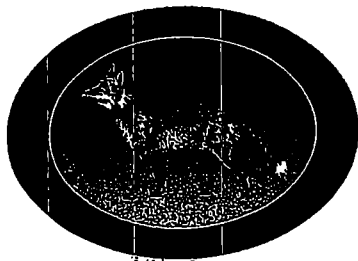
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

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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: Taxman

Date: 7/15/10

Address: 1087 E Thorn Ln

The exterior of your property was inspected for code compliance. The inspection revealed the following items(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

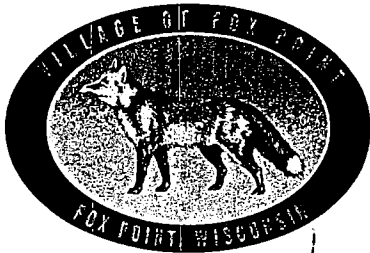
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

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

Sincerely,

Property Maintenance Inspector

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VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN
APPLICATION FOR ESTATE SALE

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

Business Name LEGACIAS, Ltd.
Business Address 7922 No. Port Washington Rd Phone (414) 352-8114
Will an agent be involved in the conduct of the sale? Yes.
Name and address of agent BARBARA WAGE Phone (414) 659-8273
Address of property where sale will be held 1087 E. Thorne LN
Address of property or properties where signs will be located (Store)
Dates of the sale Wednesday Nov 11 / Thurs Nov. 12
Times of the sale 10-3 (Wed) 10-1 (Thurs)

I hereby attest that the sale relates to the assets of a resident or property owner, and is for the purpose of liquidating all or a portion of his/her estate.

Signature of Applicant [Signature] Date 11/9/09

Permit Fee: **\$50**

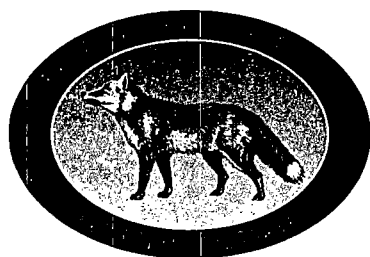
The applicant shall post the sum of \$500 or such other bond or proof of insurance against damages to the Village right-of-way or Village property as may occur. **Upon completion of the sale, the sum shall be refunded to the applicant less any sum retained for purposes of restoration or repair.** Deposits for sales occurring during the October 15th - April 15th time period will not be refunded until sometime after April 15th as repairs will not be made until after April 15th because of weather conditions.

There is a minimum \$75 charge for special pick-ups required to remove any remaining items left after the sale.

Applicants are also responsible for obtaining a permit for estate sale signs if signage is desired.

For Village Use Only

Date received 11/9/09 Fee Paid \$550⁰⁰ Receipt 31035
Date approved by Village Manager 11/10/09 Susan E. Robertson
Date copy sent to Police Department and Public Works Department 11-10-09
Permit expiration date 11-12-09 @ 4pm
Date area inspected _____ Date deposit refunded _____
Amount refunded _____



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

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

Property Owner: Taxman
Address: 1087 E Thorne Ln

Date 7/10/09

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

JK

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

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VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

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

Property Owner: Toxmon
Address: 1087 G. Thom Ln

Date 8/13/08

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	<i>Oh</i>
<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	

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

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9/3

1087 E. Than Lane



DOC.# 09360788

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 12/29/2006 02:13PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 15.00

QUIT CLAIM DEED

Document Number

Document Title

This Quit Claim Deed is made by and between Royal and Myra Taxman, husband and wife ("Grantors"), and the Royal and Myra Taxman Living Trust, dated October 16, 1998 ("Grantee")

Grantors quit claims to Grantee their interest in the following real estate located in the Village of Fox Point, Milwaukee County, State of Wisconsin

See Exhibit A attached hereto

This is homestead property

Together with all appurtenant rights, title and interests

Dated as of the 29th day of December, 2006

GRANTOR

Royal Taxman

GRANTOR

Myra Taxman

FEE
77.25 (1/6)
EXEMPT

Recording Area

Name and Return Address

Bret A. Roge, Esq
Michael Best & Friedrich LLP
100 East Wisconsin Avenue
Suite 3300
Milwaukee, WI 53202

PIN

095-9985

AUTHENTICATION

Signature of Royal Taxman authenticated this 29th day of December, 2006

Bret A. Roge

Member State Bar of Wisconsin

This document was drafted by
Bret A. Roge, Esq
Michael Best & Friedrich LLP
(414) 271-6560

X\CLIENTB\089007\0135\A1871383 2



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE OF FOX POINT PROPERTY MAINTENANCE COMPLIANCE NOTICE

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

Property Owner Takman
Address 1087 E. Tilton

Date 8/29/05

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 section 33.7 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

**VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE**

Property Owner Royal & Mira Taxman
Address 10876 Shore Ln

Date 5/30/03

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

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 Lindsay Kaufmann 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

VILLAGE OF FOX POINT PROPERTY MAINTENANCE COMPLIANCE NOTICE

Property Owner ROYAL + MYRA TARMAN
Address 1087 E THORN LA

Date 28 MAY 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
SS

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

3.5

(Description - Continued from reverse side)

of Fox Point, recorded Volume 1333, Page 134, in Milwaukee County Register of Deeds); thence Southerly along said curved West line of East Thorne Lane to the end of said West line of East Thorne Lane at the point of beginning.

95-9985

*\$3.00
124.00

A REC
A CARX
4900971
4900971
590195
590196
MAR-6-75
MAR-6-75

DOCUMENT NO.

REF 839MAC 379

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

4900971

REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT - 3:00 PM M

on MAP-61975 in
Reel 839 image 379-380

Walter Cuyler
REGISTER OF DEEDS

RETURN TO
Box 153

THIS INDENTURE, Made this 16th day of August, A.D. 1974,
between John Adams Thierry and Mary Mills Thierry,
his wife, of Fox Point, Wisconsin,

parties of the first part, and
Royal Taxman, of Bayside, Wisconsin

party of the second part,
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 party 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 party 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:

A tract of land located at 1087 E. Thorne Lane, being a part of
Section 16, Town 8 North, Range 22 East, in the Village of Fox Point,
Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point which is 755.90 feet South 0°42' West and
369.10 feet South 89°56' East of the center of said Section 16; running
thence South 50°53' West 252.70 feet to a point; thence South 54°14'
East 150.00 feet to a point; thence South 45°45' East 270.30 feet to
a point; thence South 19°22' East 87.50 feet to a point; thence North
17°24' East 190.00 feet to a point; thence North 22°17' East 165.00
feet to a point; thence North 13°55' East 8.80 feet to a point; thence
(Continued on reverse side)

Together with all and singular the hereditaments and appurtenances thereunto belonging or 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 party of the second part, and to his heirs and assigns FOREVER.

And the said John Adams Thierry and Mary Mills Thierry, his wife,

for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and
agree to and with the said party of the second part, his heirs and assigns, that at the time of the
ensuing 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, restrictions, and conditions;

and that the above bargained premises in the quiet and peaceable possession of the said party of the second
part, his 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 hands and
seals this 16th day of August, A.D. 1974.

SIGNED AND SEALED IN PRESENCE OF

Thomas J. Myers, Jr.

Yvette Namias

Yvette Namias

TRANSFER
\$124.00

FEE

John Adams Thierry

Mary Mills Thierry

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Wisconsin, Milwaukee County, Personally came before me, this 16th day of August, A.D. 1974,
the above named John Adams Thierry and Mary Mills Thierry, his wife,

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

John Adams Thierry,
Attorney at Law, P. O. Box 56,
South Milwaukee, Wisconsin 53172

Thomas J. Myers, Jr. Notary Public, State of MASSACHUSETTS

My commission (expires) 3-6-81

(Section 39.31 (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 39.31 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.)

WARRANTY DEED

STATE OF WISCONSIN
FORM No. 1

Wisconsin Legal Blank Company
Milwaukee, Wis. (Job 29659)

(Description - Continued from Reverse Side)

North 64°29' West 257.60 feet to a point; thence North 31°13' West 75.80 feet to the point of beginning, containing 2.32 acres of land, more or less.

Being the premises conveyed to parties of the first part by Warranty Deed from William Wheeler Coleman and Alice Frazier Coleman, his wife, by Warranty Deed of July 30, 1954 and recorded August 6, 1954 in the Office of the Register of Deeds of Milwaukee County, Wisconsin, as Document No. 3316977.

No.....

JOHN A. THIERRY and

MARY M. THIERRY, his wife

TO

ROYAL TAYMAN

Warranty Deed

This instrument should be immediately placed on file to avoid trouble and litigation.

Return to

(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)
This instrument was drafted by John A. Thierry, Attorney at Law, P. O.
Box 56, South Milwaukee, Wisconsin 53172.

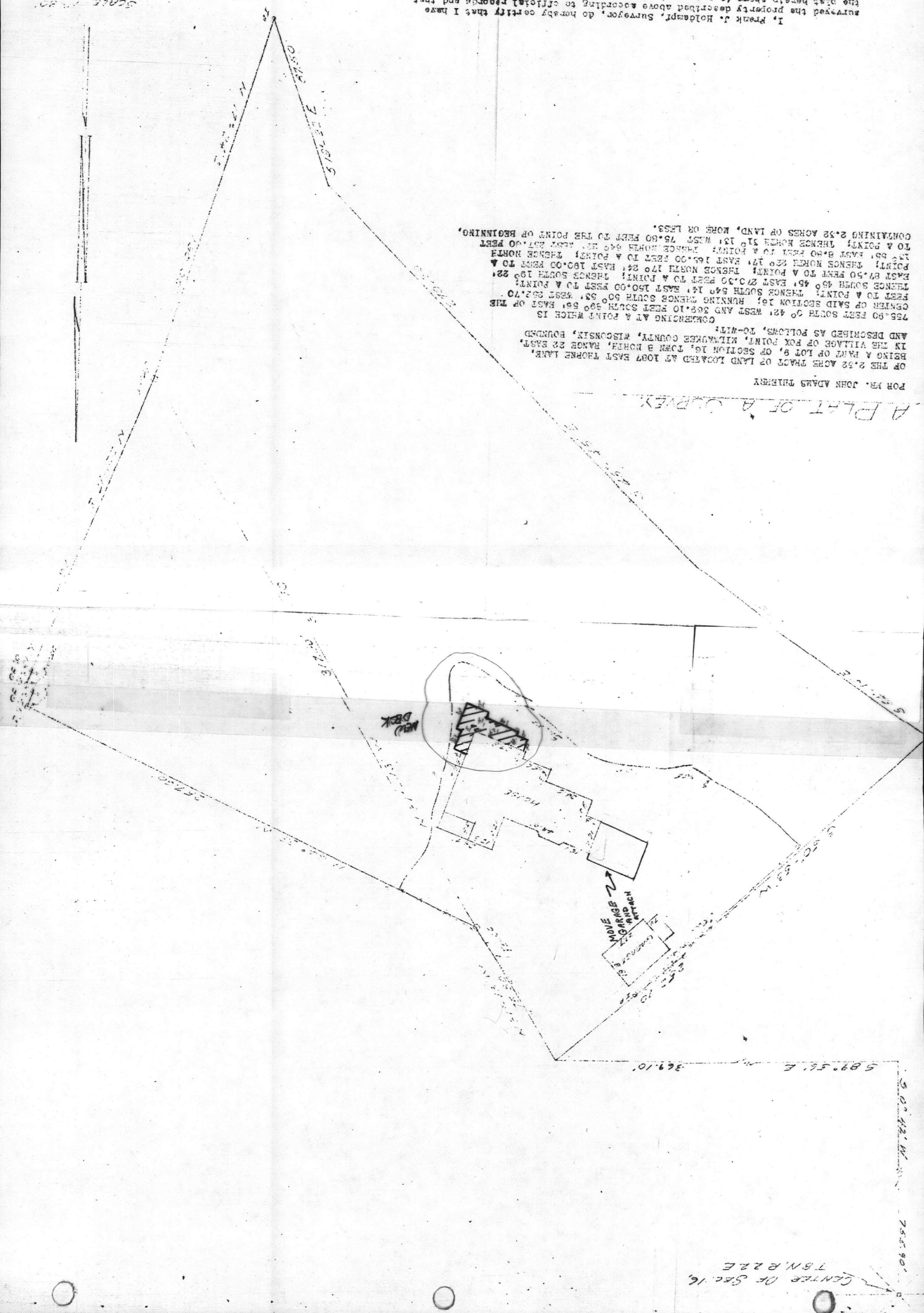
I, Frank J. Holdampf, Surveyor, do hereby certify that I have surveyed the property described above according to official record and that the plat herein shown is a correct representation of said survey.

SCALE 1" = 40'

OF THE 2.32 ACRE TRACT OF LAND LOCATED AT 1087 EAST THORNE LANE, BEING A PART OF LOT 8, OF SECTION 16, TOWN 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A POINT WHICH IS
755.80 FEET SOUTH OF 42' WEST AND 369.10 FEET SOUTH 89° 56' EAST OF THE
CENTER OF SAID SECTION 16; RUNNING THENCE SOUTH 50° 53' WEST 232.70
FEET TO A POINT; THENCE SOUTH 54° 14' EAST 160.00 FEET TO A POINT;
THENCE SOUTH 45° 45' EAST 270.30 FEET TO A POINT; THENCE SOUTH 19° 22'
EAST 87.50 FEET TO A POINT; THENCE NORTH 17° 24' EAST 180.00 FEET TO A
POINT; THENCE NORTH 22° 17' EAST 165.00 FEET TO A POINT; THENCE NORTH
13° 55' EAST 8.80 FEET TO A POINT; THENCE NORTH 64° 55' EAST 207.00 FEET
TO A POINT; THENCE NORTH 13° WEST 75.60 FEET TO THE POINT OF BEGINNING,
CONTAINING 2.32 ACRES OF LAND, MORE OR LESS.

FOR MR. JOHN ADAMS THIERREY

A PLAT OF A SURVEY



1087 E. THORN LANE