

1015 E. 24th

STATE BAR OF WISCONSIN FORM 2 - 2003
WARRANTY DEED

Document Number

Document Name

DOC.# 10203093

RECORDED
01/09/2013 02:57PM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30.00
TRANSFER FEE: \$555.00
FEE EXEMPT #: 0

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

This Deed, made between **LOLITA M FRIEDLEN, A SINGLE PERSON**

(Grantor),

and **FREDERICK STRATTON AND KERI SARAJIAN, husband and wife**
(Grantees).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **MILWAUKEE County, State of Wisconsin.**

Recording Area

Name & Return Address

Frederick Stratton and Keri Sarajian
3009 N Hackett Ave
Milwaukee, WI 53211

059-0217-000

Parcel Identification Number (PIN)

This is homestead property.

Lot 4, Block 1, in Fox Point Subdivision, being a Subdivision of a part of the Southwest 1/4 of Section 9, Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

Exceptions to warranties: 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, present uses of the Property that violate the foregoing where such violations were disclosed by Grantor in its Real Estate Condition Report and in Grantee's purchase contract, and general taxes levied in the year of closing and thereafter.

Dated this 9 day of January, 2013.

Lolita M. Friedlen (SEAL)
*Lolita M Friedlen

____ (SEAL)
*

AUTHENTICATION

Signature(s) _____

Authenticated this _____ day of _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
Authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Jeffrey P. Patterson

State Bar Wisconsin No. 1005690

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

Names of persons signing in any capacity must be typed or printed below their signature.
201212269

ACKNOWLEDGEMENT

State of Wisconsin,

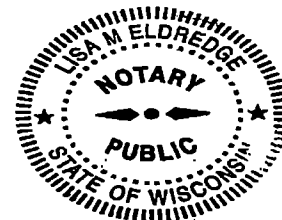
Milwaukee County, } ss.

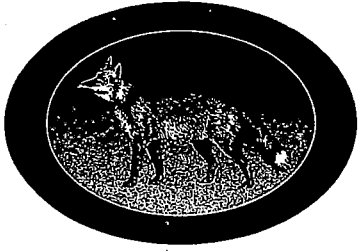
Personally came before me this 9 day of January, 2013, the above named Lolita M. Friedlen to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Lisa M Eldredge
* Lisa M Eldredge

Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____)

11-10 , 13





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: Friedlen

Date: 7/13/11

Address: 7015 E Quorles

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

jp

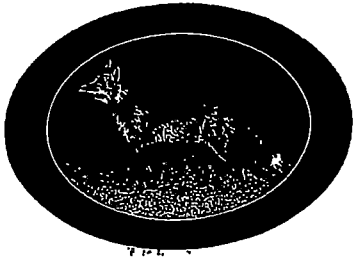
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

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

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

PROPERTY MAINTENANCE
COMPLIANCE NOTICE

Property Owner: Friedlen

Date: 8/13/10

Address: 1015 E Quorbes

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.

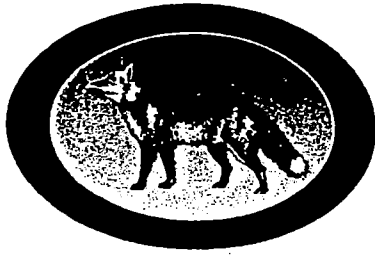
Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

***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 BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Friedlen
Address: 1015 E. Clarke

Date: 7/16/09

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

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.

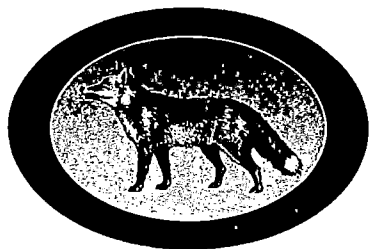
Please feel free to contact me should you have any questions concerning this notice.

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.**

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 BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Property Owner: Friedlan
Address: 1015 E. Q. Verbes

Date 8/28/08

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

Oh

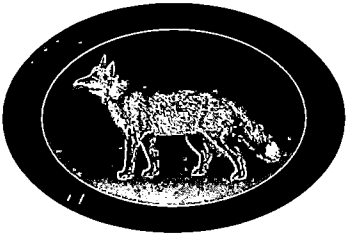
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

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.**



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 LOLITA FRIEDMAN
Address 1015 E QUARLES

Date 28 JUN 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):

<u>Description</u>	<u>Comments</u>
<input type="checkbox"/> Fences	OK SJ
<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"/> Other	

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

1015 E. Quarles

059-0217

7299823

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

REEL 3942 IMAG 899

DOCUMENT NO.

Herbert Friedlen, husband of Lolita Friedlen

quit-claims to Lolita M. Friedlen, wife of Herbert Friedlen

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

Lot numbered Four (4), in Block numbered One (1), in Fox Point Subdivision, being a subdivision of a part of the South West One-quarter (1/4) of Section numbered Nine (9), in Township numbered Eight (8) North, Range numbered Twenty-two (22) East, in the Village of Fox Point.

REGISTER'S OFFICE }
Milwaukee County, WI } SS-1 45 PM
RECORDED AT _____

DEC - 6 1996
REEL 3942 IMAGE 899
Walter R. Ostry & REGISTER OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Lolita M. Friedlen
1015 East Quarles Place
Fox Point, WI 53217

059-0217

PARCEL IDENTIFICATION NUMBER

FEE
77.25 (8)
EXEMPT

RECORD 7299823 #
10:00

NAME CHANGE

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

Dated this 15 day of November, 1996

(SEAL)

Herbert Friedlen (SEAL)

• Herbert Friedlen

(SEAL)

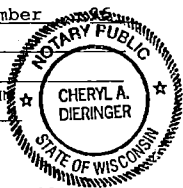
• _____ (SEAL)

AUTHENTICATION

Signature(s) of Herbert Friedlen

authenticated this _____ day of November

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by 8706.06, Wis. Stats.)



THIS INSTRUMENT WAS DRAFTED BY
Attorney Gregory A. Fedders
Madison, Wisconsin

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

ACKNOWLEDGMENT

State of Wisconsin, _____ } ss.

Waukesha County, _____ }
Personally came before me this 15 day of
November, 1996, the above named

Herbert Friedlen

to me known to be the person _____ who executed the foregoing instrument and acknowledged the same

• Cheryl A. Dieringer
Notary Public, Milwaukee County, Wis.

My commission is permanent. (If not, state expiration date: _____, 19____.)

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

059-0217

DOCUMENT NO.

7150443
REGISTER'S OFFICE } ss
Milwaukee County, WI }
RECORDED AT -4 00 PM

Herbert Friedlen

NOV 14 1995

REEL 3671 IMAGE 1296

quit-claims to Lolita M. Friedlen

REGISTER OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA

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

NAME AND RETURN ADDRESS

Lot numbered Four (4), in Block numbered One (1), in Fox Point Subdivision, being a subdivision of a part of the South West One-quarter (1/4) of Section numbered Nine (9), in Township numbered Eight (8) North, Range numbered Twenty-two (22) East, in the Village of Fox Point.

~~Lolita M. Friedlen~~
~~1005 East Quarles Place~~
Fox Point, Wisconsin 53217

059-0217
(Parcel Identification Number)

RECORD 7150443 # 10.00

FEE 77.25 (8)
EXEMPT

NAME CHANGE

This is homestead property.

Dated this 14th day of November, 1995

(SEAL) Herbert Friedlen X (SEAL)
• Herbert Friedlen

(SEAL) _____ (SEAL)
• _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Herbert Friedlen

STATE OF WISCONSIN

authenticated this 14th day of November, 1995

County. } ss.
Personally came before me this 14th day of November, 1995 the above named

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

Herbert Friedlen

THIS INSTRUMENT WAS DRAFTED BY

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

Attorney Gregory A. Fedders
Madison, Wisconsin

• Gregory A. Fedders
Notary Public Dane County, Wis.

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

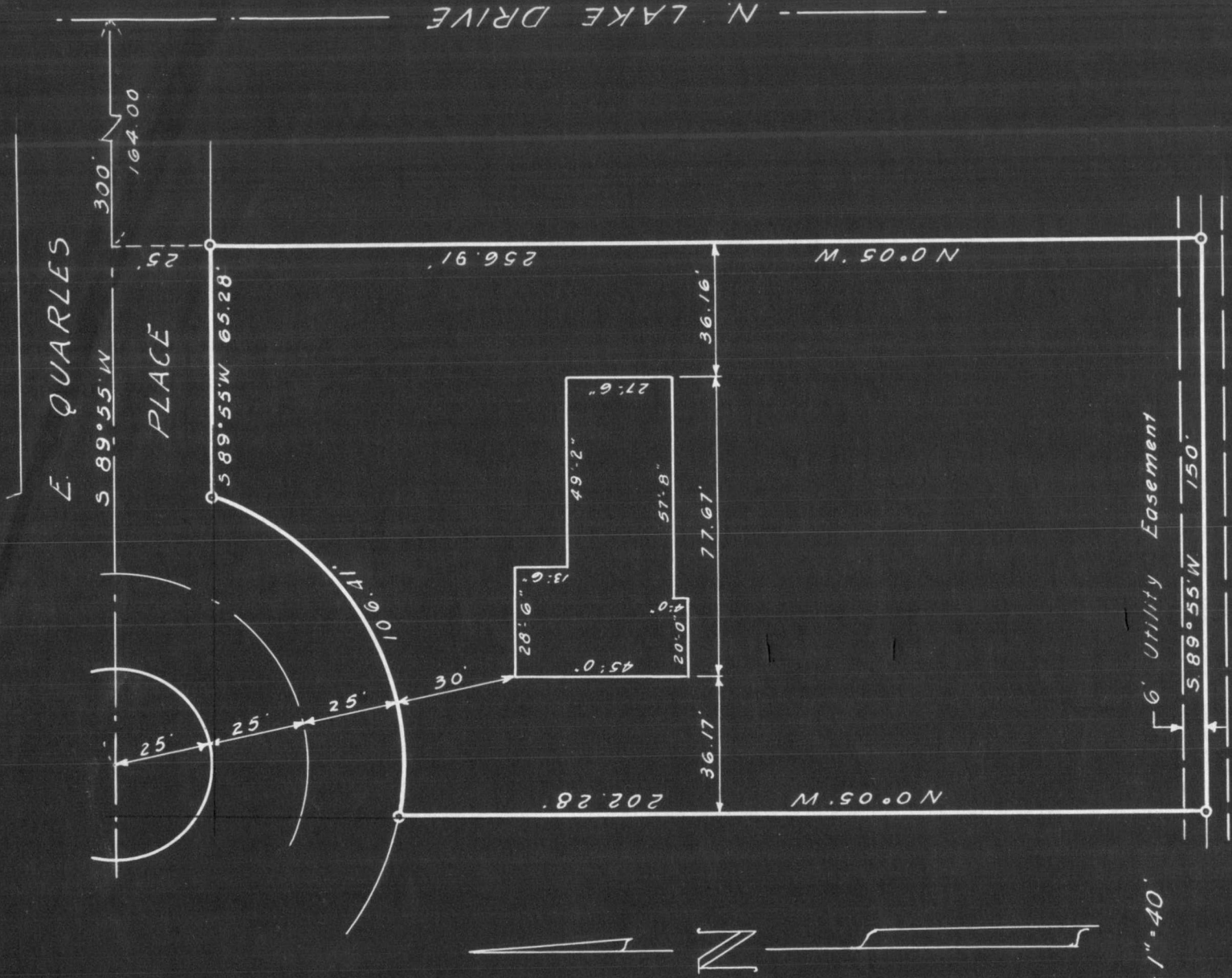
My commission is permanent. (If not, state expiration date: _____)
19_____)

PROPERTY OF

R. BETHKE

Lot 4, Block 1, Fox Point Subdivision, S.W. 1/4 Sec 9, T8N, R22E
Village of Fox Point, Milwaukee County, Wisconsin

John M. Katzban, Civil Engineer



Scale: 1" = 40'

o. Denotes Iron Pipe

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

I, John M. Katzban, do hereby certify that I have surveyed the property described above according to official records and that the plat above drawn is a correct representation of said survey.

Milwaukee, Wisconsin, August 30, 1947

FP SUBD.

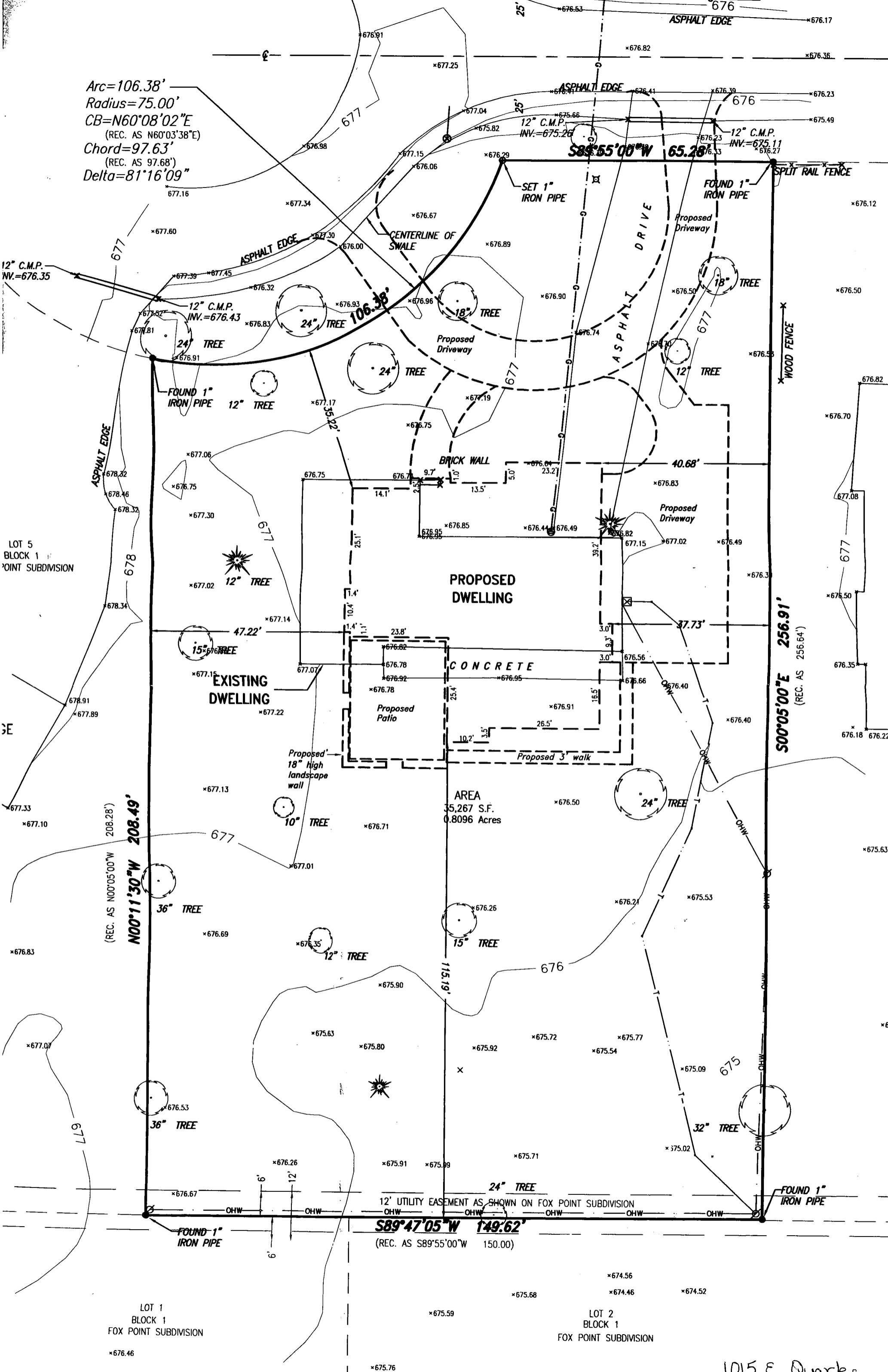
BLK #1

LOT #4

1015 Quarles

Lot 4, Blk 1

Arc=106.38'
 Radius=75.00'
 CB=N60°08'02"E
 (REC. AS N60°03'38"E)
 Chord=97.63'
 (REC. AS 97.68')
 Delta=81°16'09"



LOT 5
 BLOCK 1
 FOX POINT SUBDIVISION

SE

LOT 1
 BLOCK 1
 FOX POINT SUBDIVISION

LOT 2
 BLOCK 1
 FOX POINT SUBDIVISION

1015 E. Quarks

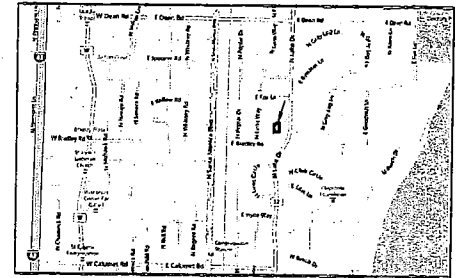
PLAT OF SURVEY

CLIENT
Frederick Stratton

SITE ADDRESS
1015 East Quarles Place, Village of Fox Point, Milwaukee County, Wisconsin.

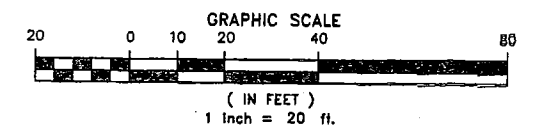
LEGAL DESCRIPTION
Lot 4, Block 1, Fox Point Subdivision, being a part of the Southwest 1/4 of Section 9, Town 8 North, Range 22 East in the Village of Fox Point, Milwaukee County, Wisconsin.

VICINITY MAP



LEGEND

• INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	□ CONTROL BOX
○ SANITARY MANHOLE	□ FIBER OPTIC SIGN
○ SANITARY CLEANOUT OR VENT	◇ TRAFFIC LIGHT
○ M.I.S. MANHOLE	○ COMMUNICATION MANHOLE
○ UNKNOWN MANHOLE	○ BOLLARD
○ STORM MANHOLE	+ SOIL BORING/MONITORING WELL
○ INLET (ROUND)	+ WATER SURFACE
□ INLET (SQUARE)	+ WETLANDS FLAG
~ STORM SEWER END SECTION	▲ MARSH
~ GAS VALVE	~ FLAGPOLE
○ GAS METER	~ PARKING METER
○ WATER VALVE	- SIGN
⊕ HYDRANT	□ MAILBOX
○ WATER MANHOLE	x RAILROAD CROSSING SIGNAL
○ WATER SERVICE CURB STOP	△ HANDICAP SPACE
⊥ WELL HEAD	★ CONIFEROUS TREE
○ STAND PIPE	○ DECIDUOUS TREE
○ WALL INDICATOR VALVE	— SANITARY SEWER
⊥ POST INDICATOR VALVE	— STORM SEWER
⊥ LIGHT POLE	— WATERLINE
* SPOT/YARD LIGHT	— MARKED GAS MAIN
⊥ UTILITY POLE	— MARKED ELECTRIC
⊥ GUY POLE	— OVERHEAD WIRES
⊥ GUY WIRE	— MARKED TELEPHONE
○ ELECTRIC MANHOLE	— MARKED CABLE TV LINE
□ ELECTRIC PEDESTAL	— MARKED FIBER OPTIC
□ ELECTRIC METER	— FENCE
○ TELEPHONE MANHOLE	

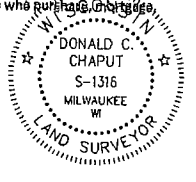


STARTING BENCHMARK: 670.029
SE CORNER OF THE SW 1/4 OF SECTION 9,
TOWN 8 NORTH, RANGE 22 EAST, CONCRETE
MONUMENT WITH BRASS CAP.

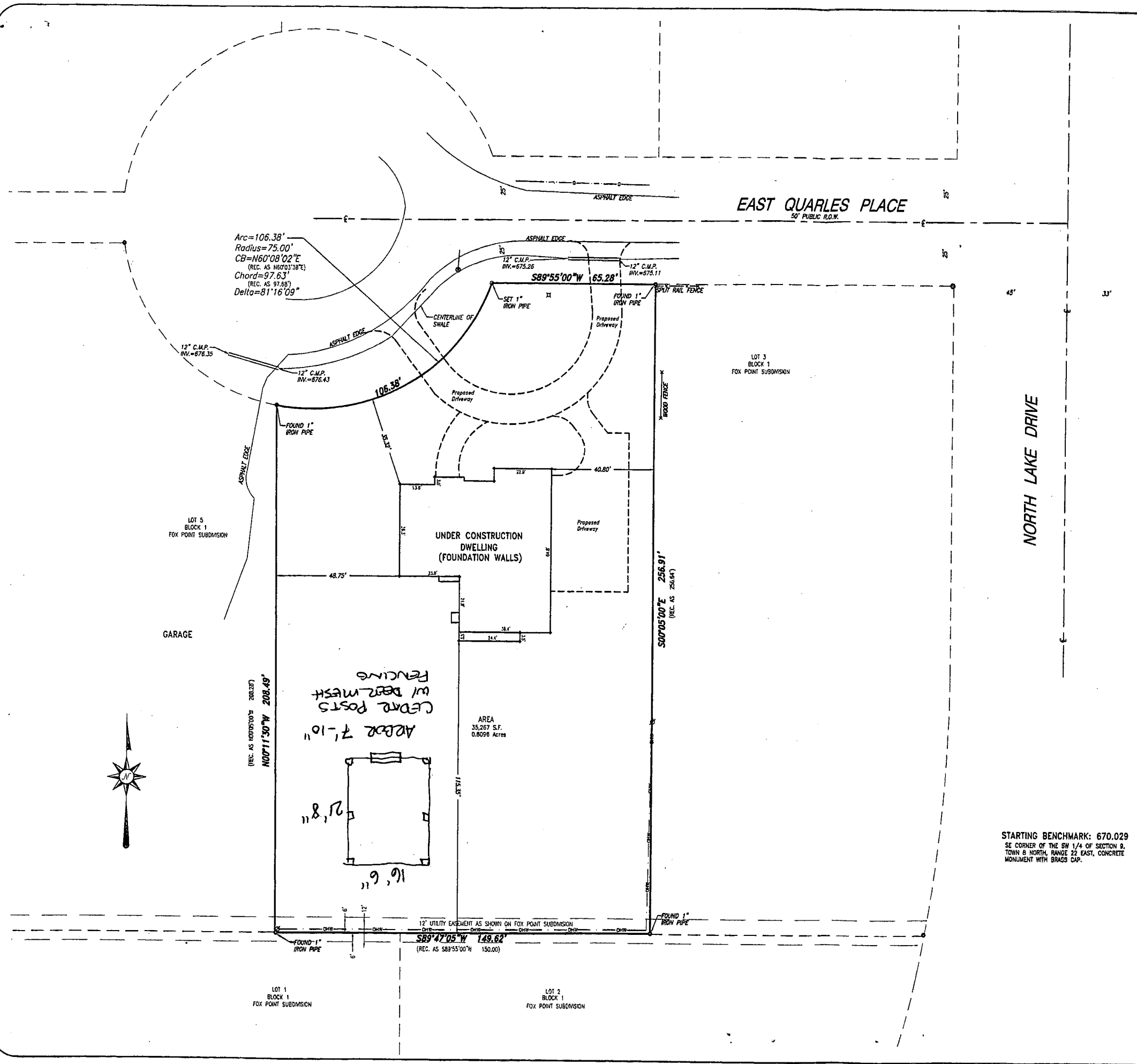
I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, or guarantee the title thereto, within one (1) year from date hereof.

Date: November 21, 2013

Donald C. Chaput
Donald C. Chaput
Registered Land Surveyor
Registration Number 5-1316



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53201
414-221-8068
www.chaputlandsurveys.com Drawing No. 1477-ajs/tjn



CHAPUT LAND SURVEYS LLC