

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: Ertel

Date: 9/6/10

Address: 8503 N Foxcroft

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.**

8503 n. Foxcroft



State Bar of Wisconsin Form 1-2003
WARRANTY DEED

DOC.# 09558663

Document Number

Document Name

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 02/13/2008 10:14AM

THIS DEED, made between Midwest American Properties LLC, a Wisconsin Limited Liability Company
(Grantor " whether one or more),
and Sandra L. Ertel
("Grantee," whether one or more)

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
TRANSFER FEE: 420.00

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)

Recording Area

Name and Return Address

Sandra L. Ertel
507 W. Dean Ct.
Fox Point, WI 53217

Lot Eight (8), in Fox Croft Highlands, being a subdivision of the Southwest One-quarter (1/4) of the Northeast 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, and vacated 30 foot roadway adjacent on the West.

053 1010

Parcel Identification Number (PIN)

This is not 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 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, general taxes levied in the year of closing

Dated February 5, 2008

Midwest American Properties, LLC

* By Scott Lurie, member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

Milwaukee) ss

COUNTY)

* I, Scott Lurie, personally came before me on February 5, 2008,
the above-named Midwest American Properties, LLC By
Scott Lurie
(If not, _____
authorized by Wis Stat § 706 06)

THIS INSTRUMENT DRAFTED BY

Harvey A Pollack, Broker / kf
For Land Title Services, Inc

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

* Kathy Frantzen

Notary Public, State of Wisconsin

My Commission (is permanent) (expires 01/23/11)

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

NOTE THIS IS A STANDARD FORM ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED

WARRANTY DEED

* Type name below signatures

© 2003 STATE BAR OF WISCONSIN

FORM NO 1-2003

8503 n. Foxcroft

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number

Document Name



DOC.# 09516965

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 10/31/2007 11:26AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 11.00
TRANSFER FEE: 345.00

THIS DEED, made between Harry Robinson and Ann Robinson, husband and wife

("Grantor," whether one or more), and Midwest American Properties, LLC, a Wisconsin limited liability company

("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).

Lot Eight (8), in Fox Croft Highlands, being a subdivision of the Southwest One-quarter (1/4) of the Northeast 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, and vacated 30 foot roadway adjacent on the West.

Recording Area

Name and Return Address

Midwest Properties, LLC
5601 West North Avenue
Milwaukee, WI 53208

053 1010

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 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 of closing.

Dated October 17, 2007

(SEAL) Harry Robinson (SEAL)
* Harry Robinson
(SEAL) Ann Robinson (SEAL)
* Ann Robinson

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
) COUNTY)

Personally came before me on October 17, 2007,
the above-named Harry Robinson and Ann Robinson

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

Mark C. Young
Notary Public, State of WISCONSIN
My commission (is permanent) (expires XXXXXXXXXXXXXXXXXXXX)

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

THIS INSTRUMENT DRAFTED BY
Attorney Mark C. Young
State Bar No. 01010588

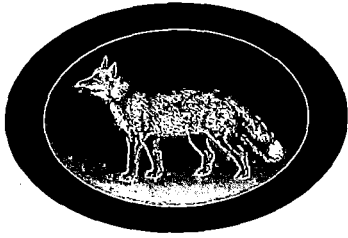
(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003



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 HARRY + ANN ROBINSON
Address 8503 N. Foxcroft Ln

Date 12 Aug 2002

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

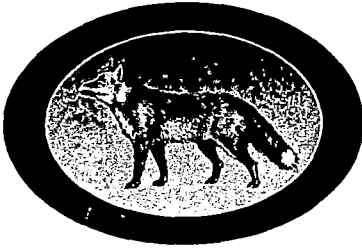
OK
SF

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 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: Midwest American Properties Date: 10/1/08
Address: 85 03 W Foxcroft Ln

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

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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.**

53-1010 ✓

DOCUMENT NO.

REEL 610IMAG 1774

WARRANTY DEED
FORM 861

THIS SPACE RESERVED FOR RECORDING DATA

4623002

REGISTER'S OFFICE
Milwaukee County, Wis. } 55
RECORDED AT 1758
on 11

SEP 20 1971

TRANSFER Fee 610 Image 1774
\$ 28.50 *W. H. Campbell*
FEE REGISTER OF DEEDS

Fidelity Federal Savings & Loan Assn.
500 W. BROWN DEER ROAD - BAYSIDE
MILWAUKEE, WISCONSIN 53217

THIS INDENTURE, Made this 15th day of September A. D., 1971
between H. LESLIE MADISON and JEANNE B. MADISON,
his wife,

parties of the first part, and
HARRY ROBINSON and ANN ROBINSON, his wife,
as tenants in common,

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, in joint tenancy, the survivor of them, his or her heirs and assigns
forever, the following described real estate, situated in the County of Milwaukee

and State of Wisconsin, to-wit:

Lot Eight (8) in Fox Croft Highlands, being a subdivision of the
Southwest One-quarter (1/4) of the Northeast 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, and
vacated Thirty (30) foot roadway adjacent on the West.

Tax Key No. 053-1010

(IF NECESSARY, CONTINUE DESCRIPTION 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 parties of the second part, as joint tenants, and to the survivor of them, his or her heirs and assigns FOREVER.
And the said H. LESLIE MADISON and JEANNE B. MADISON, his wife,

for themselves & their heirs, executors and administrators, do covenant, grant, bargain, and
agree to and with the said parties of the second part, the survivor of them, his or her heirs and assigns, that at the
time of the enacting 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 and recorded
building restrictions,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part,
the survivor of them, his or her 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, and
seal, this 15th day of September, A. D., 1971.

SIGNED AND SEALED IN PRESENCE OF

William F. Scholl

H. Leslie Madison (SEAL)
H. Leslie Madison

Jeanne B. Madison (SEAL)
Jeanne B. Madison

(SEAL)

State of Wisconsin,
Milwaukee County.

Personally came before me, this 15th day of September, A. D., 1971
the above named H. LESLIE MADISON and JEANNE B. MADISON, his wife,

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

THIS INSTRUMENT WAS DRAFTED BY

William F. Scholl

NOTARY
SEAL

Mary A. Antonovich
Notary Public, Milwaukee County, Wis.
My commission (expires) June 4th, 1972

(Section 59.31 (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 59.313 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—Joint Tenancy
Wis. Statutes 233.43

FORM NO. 691

Wisconsin Legal Blank Company
Milwaukee, Wis. (Job 23234)

8503 N Fox Croft 053-1010

24-8 ✓

DOCUMENT NO.

REEL 267 IMAG 1244

150

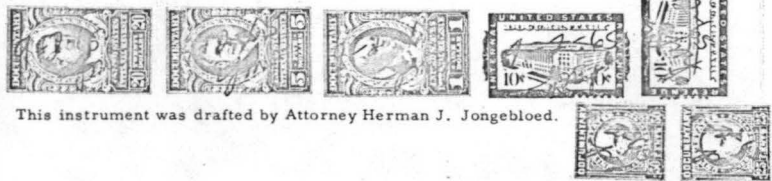
Lst B Rec

SLP-365 685285 4204659

This Indenture, Made this 2nd day of September A. D. 1965
between Lydia H. Martini, widow of Walter H. Martini, also known
as Lydia Schatner Martini, part Y of the first part and
H. Leslie Madison and Jeanne B. Madison, his wife, part X of the second part

Witnesseth, That the said part Y 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 X of the second part, the receipt whereof is hereby confessed and acknowledged,
has she given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do she give, grant,
bargain, sell, remise, release, alien, convey and confirm unto the said part X 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 Eight (8) in Fox Croft Highlands, being
a Subdivision of the South West 1/4 of the North East
1/4 of Section numbered Eight (8) in Township Eight
(8) North, of Range Twenty-two (22) East, in the
County and State aforesaid.



This instrument was drafted by Attorney Herman J. Jongebloed.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all estate
right, title, interest, claim or demand whatsoever, of the said part Y 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.

So have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said part X
of the second part, and to themselves, their heirs and assigns FOREVER.

And the said Lydia H. Martini

for herself, her heirs, executors and administrators, do she covenant, grant, bargain, and agree to and
with the said part X of the second part their heirs and assigns, that at the time of the executing 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 except restrictions
of record and laws and ordinances regulating and restricting the use of the premises,
if any.

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

In Witness Whereof, the said part Y of the first part has she herunto set her hand and
seal this 2nd day of September A. D. 1965.

SIGNED AND SEALED IN PRESENCE OF

Herman J. Jongebloed
Carl E. Gleystee
Carl E. Gleystee

X Lydia H. Martini (SEAL)
Lydia H. Martini
4659 REGISTER'S OFFICE (SEAL)
MILWAUKEE COUNTY, WIS.
RECORDED AT 310 PM (SEAL)
SEP - 3 1965
Reel 267 Image 1244
Clyde M. Holman (SEAL)
REGISTER OF DEEDS

STATE OF WISCONSIN,
MILWAUKEE County,) ss.

Personally came before me, this 2nd day of September
the above named Lydia H. Martini, also known as Lydia
Schatner Martini,

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

Received for Record this _____ day of _____
A. D. 19____ at _____ o'clock _____ M.

(SEAL)

Herman J. Jongebloed
Notary Public Milwaukee County, Wis.
My Commission Expires 18 permanent A. D. 1968

Register of Deeds

Deputy Register of Deeds

STATE OF WISCONSIN
FORM No. 1

WARRANTY DEED

Wisconsin's Legal Blank Company
Milwaukee, Wisconsin 53201

150

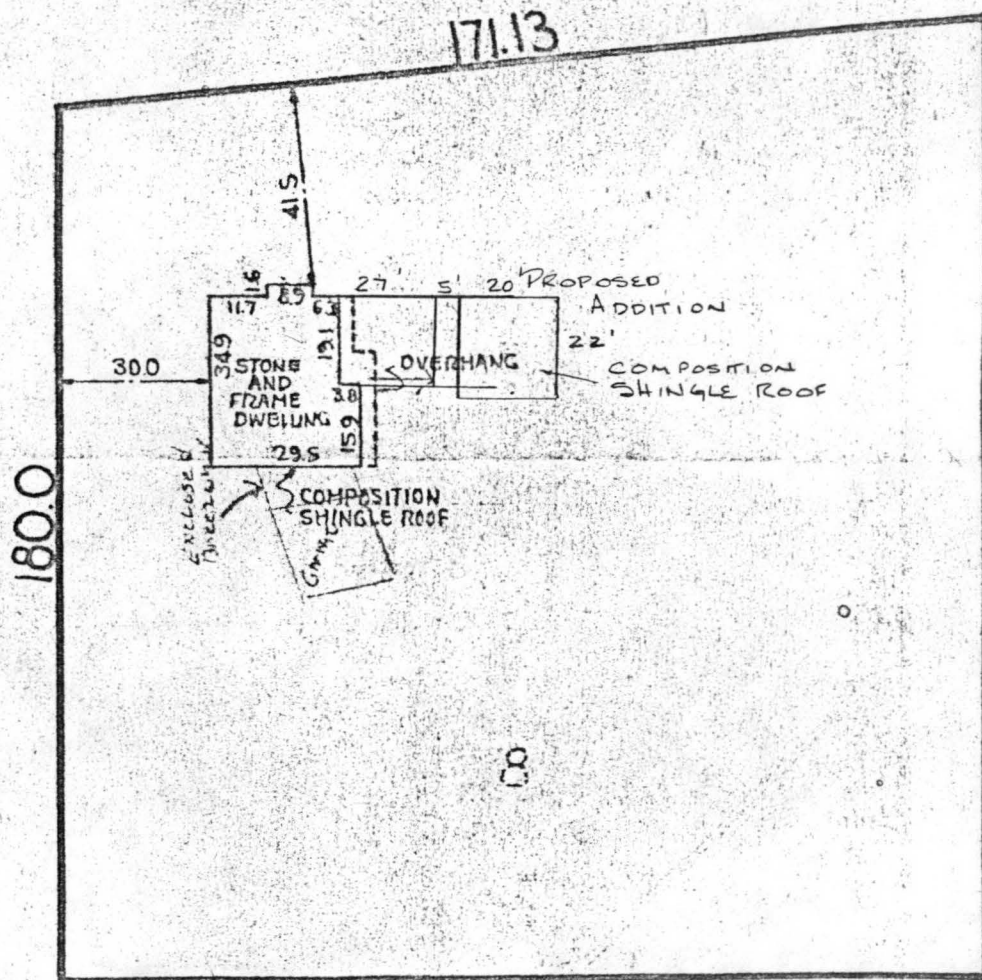
Plat of Survey

John

Known as 8503 Fox Croft Avenue, in the Town of Milwaukee, Wisconsin.
 Lot 8 in Fox Croft Highlands, being a part of the N. E. 1/4 of Section 8, T 8 N,
 R 22 E, in the Town of Milwaukee, Milwaukee County, Wisconsin.
 June 16, 1950 Harry V. Senn-Owner Survey No. 44305-M

44305-M

FOX CROFT AVE.



200.0

N.

6TH

ST.

SCALE - 1" = 40'

We hereby Certify that we have surveyed the property described above according to official records, and that the plat above is a correct representation of the lot lines and principal lines of buildings thereon.

NATIONAL SURVEY SERVICE
 CIVIL ENGINEERS AND SURVEYORS
 744 N. FOURTH ST. MARQUETTE 8-3812
 MILWAUKEE 3 WISCONSIN

BY *J.H. Burke*
 REGISTERED PROFESSIONAL ENGINEER

