

<p>Community Development Division 625 52nd Street – Room 204 262.653.4030</p>	<p><i>Redevelopment Authority of the City of Kenosha Agenda</i></p>	<p>Tuesday, October 30, 2012 5:00 p.m.</p>
<p><i>Katherine Marks - Chairperson and Bob Johnson - Vice Chairperson Alderman Michael Orth, Everett Butler, Eric Migrin, John Potente, Doug Williams</i></p>		

Call to Order and Roll Call

Approval of Minutes from September 27, 2012

1. Financial Report for September 30, 2012
2. Wilson Redevelopment Project - Foreclosure Acquisitions
3. Wilson Redevelopment Project - Targeted Area Acquisitions

Public Comments

Authority Comments

Staff Comments

Adjournment

Community Development & Inspections
625 52nd Street – Room 308
Kenosha, WI 53140
262.653.4030 phone / 262.653.4045 fax
www.kenosha.org

If you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.

Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
September 27, 2012

MEMBERS PRESENT: Bob Johnson, Everett Butler, Eric Migrin, John Potente and Doug Williams

EXCUSED: Alderman Michael Orth and Katherine Marks

STAFF PRESENT: Zohrab Khaligian

Others: Alderman Michalski

The meeting was called to order at 5:02 p.m. by Vice Chairperson Bob Johnson and roll was taken.

A motion was made by Mr. Potente and seconded by Mr. Williams to approve the minutes of the September 18, 2012 meeting. The motion passed. (Ayes 5; Noes 0)

1. Second Amendment to Contract of Purchase and Sale and Development Agreement by and between Kenosha Newco Capital, LLC f/k/a UBC Kenosha, LLC, and the City of Kenosha, Wisconsin, and the Redevelopment Authority of the City of Kenosha, Wisconsin.

Mr. Potente asked who does Kenosha Newco Capital consist of? Mr. Khaligian explained that Kenosha Newco Capital and UBC Kenosha LLC are both managed by Wangard Advisors LLC which is managed by Steward Wangard who is the CEO of Wangard Partners. Staff has been meeting with Mr. Wangard since December 2010, when his company purchased the mortgage for the Uptown Brass Center from Associated Bank. Mr. Khaligian further explained that the original developer was PRDC from Middleton, Wisconsin. When PRDC could not secure a grocer for the project site, Larry Kilduff from Kilduff Companies was recruited and jointly formed the Uptown Brass Development, LLC. Mr. Kilduff had developed a few Pick and Save projects and was able to secure them for the site. When PRDC went bankrupt and the initial project went over-budget, Mr. Kilduff became responsible for the entire development and was successful in building out the first mixed-use property, but could not build out the existing foundation and outlot. Wangard is better capitalized to complete the development.

Mr. Potente asked if Mr. Wangard is aware of the entire history of the site, particularly the environmental obligations. Mr. Khaligian said Mr. Wangard is very aware of all of his rights and obligations.

Mr. Johnson recognized Alderman Michalski and asked if he had any comments. Alderman Michalski said he is glad the project is moving forward.

Mr. Johnson said he is comfortable with the Second Amendment.

A motion was made by Mr. Williams and seconded by Mr. Butler to concur with Staff's recommendation to approve the Second Amendment to the Contract of Purchase and Sale and Development Agreement. The motion passed. (Ayes 5; Noes 0)

Public Comments

Alderman Michalski thanked the Redevelopment Authority for scheduling a special meeting to consider the Second Amendment.

Authority Comments

Mr. Potente asked when will the Finance Committee be voting on this item? Mr. Khaligian said the it will be on the Finance and Common Council agendas on Monday, October 1, 2012.

Mr. Williams thanked Staff for scheduling the special meeting.

Staff Comments

No Staff comments.

A motion was made by Mr. Williams and seconded by Mr. Potente to adjourn the meeting. The motion passed. (Ayes 5; Noes 0) The meeting adjourned at 5:13 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections

Community Development Division 625 52nd Street – Room 308 262.653.4030	<i>Redevelopment Authority of the City of Kenosha Fact Sheet</i>	October 30, 2012 5:00 p.m.	Item 1
<i>Financial Report for September 30, 2012</i>			

LOCATION:

N/A

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

- Attached is the Financial Report for the period ending September 30, 2012
- The report includes the:
 - 1) Balance Sheet – A statement of revenues, expenditures and changes in fund balance.
 - 2) Statement of Authorizations and Expenditures
 - 3) List of holdings - a list of anticipated expenditures.
 - 4) Two (2) maps indicating properties owned or assembled by the Redevelopment Authority

RECOMMENDATION:

A recommendation is made to receive and file the Financial Report.



A. Zohrab Khaligian, Community Development Specialist



Jeffrey B. Labahn, Director

**Redevelopment Authority Balance Sheet
For The Period Ended September 30, 2012**

<u>ASSETS</u>	Redevelopment Authority (Fund 461)
Cash	<u>\$255,568</u>
Total Assets	<u>\$255,568</u>

<u>LIABILITIES</u>	
Escrow	<u>\$0</u>
Total Liabilities	<u>\$0</u>

<u>FUND BALANCES</u>	
Resv for Encumbrances**	\$4,586
Fund Balance:	
Capital Improvement Program	\$250,982
Program Income	<u>\$0</u>
Total Fund Balance	<u>\$255,568</u>
Total Liabilities & Fund Balance	<u>\$255,568</u>

** Malsack, J PO 120632	891
** Professional Service Ind PO 121046	<u>3,695</u>
Total Encumbrances	<u>\$4,586</u>



Redevelopment Authority
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ended September 30, 2012

	<u>Redevelopment Authority</u> <u>(Fund 461)</u>	<u>Redevelopment Authority</u> <u>(Fund 461)</u>
	<u>Current Month</u>	<u>Year to</u> <u>Date</u>
<u>Revenues and Other Sources</u>		
Miscellaneous Revenue	\$0	\$0
Grant Revenue	\$0	\$0
Interest Income	\$0	\$0
Note Proceeds	\$362,000	\$362,000
Interfund transfer in	<u>\$0</u>	<u>\$0</u>
Total Revenues	<u>\$362,000</u>	<u>\$362,000</u>
<u>Expenditures and Other Uses</u>		
Expenditures**	<u>\$5,343</u>	<u>\$140,440</u>
Total Expenditures	<u>\$5,343</u>	<u>\$140,440</u>
Revenues over (under) Expenditures	356,657	221,560
Fund Balance – 12/31/11		<u>\$34,008</u>
Fund Balance – 9/30/12		<u><u>\$255,568</u></u>

** Expenditure amounts do not include encumbrances.

**Redevelopment Authority
2012 Expenditures**

<u>Date</u>	<u>Check #</u>	<u>Vendor</u>	<u>Function</u>	<u>Amount</u>	<u>Total</u>
January					
01/20/12	112374	WE Energies	Removal Gas 4702 36Av	1,024.00	
		Total January		1,024.00	
		Total thru January			1,024.00
February					
	DC 160330	Telsi RE Solutions	Refund of overpymt 11/9/11	(25.00)	
02/02/12	113899	Malsack, J	1/12 Snow Remvl-B	1,049.27	
02/17/12	114468	KWU	11-12/11 Stormwater	529.54	
02/17/12	114471	WE Energies	4702 36Av- Apt 1, 2, 4	26.02	
02/17/12	114475	KWU	1102 52st-SWU	56.44	
02/24/12	114739	WE Energies	4702 36Av- Apt 1, 2	13.34	
02/24/12	114743	KWU	5016 Sher. Rd-SWU	8.74	
02/29/12	JE 2208	WE Energies	Void AP 112374	(1,024.00)	
		Total February		634.35	
		Total thru February			1,658.35
March					
03/02/12	114979	WE Energies	4702 36 AV-APT 4	6.67	
03/15/12	115432	Malsack, J	2/12 Snow Remvl "B"	1,104.50	
03/16/12	115409	KWU	12-01/12 Stormwater	198.18	
	JE 2215	WE Energies & KWU	recorded in 2011	(82.46)	
03/23/12	115595	KWU	4702 36 AV-Water/ST	56.39	
		Total March		1,283.28	
		Total thru March			2,941.63
April					
04/04/12	115925	Malsack, J	3/12 Snow Remvl "B"	1,049.27	
04/20/12	116304	KWU	1-02/12 Stormwater	476.82	
		Total April		1,526.09	
		Total thru April			4,467.72
May					
05/02/12	116645	KWU	5200 8 th Ave-SWU	12.98	
05/02/12	116645	KWU	8 th Ave - SWU	34.18	
05/02/12	116645	KWU	1006 52 nd ST-SWU	5.56	
05/02/12	116645	KWU	1102 52 nd ST-SWU	56.44	
05/02/12	116645	KWU	5016 Sheridan-SWU	8.74	
05/02/12	116657	Malsack, J	Board 4702 36Ave	135.00	
05/09/12	116787	Landmark Title Corp.	Acq 4807 37 th Ave	23,937.00	
05/15/12	117020	Malsack, J	4/12 Weed/Grass "B"	890.97	
05/09/12	116787	Landmark Title Corp.	Acq 4807 37th Ave	99,861.31	
05/18/12	117059	KWU	5/12 #5 water/strm	36.18	
05/23/12	117169	KWU	202-03/12 Stormwater	198.18	

**Redevelopment Authority
2012 Expenditures**

<u>Date</u>	<u>Check #</u>	<u>Vendor</u>	<u>Function</u>	<u>Amount</u>	<u>Total</u>
05/25/12	117259	KWU	4628 37 Ave-Utills	33.00	
05/25/12	117283	Malsack, J	4628 37 th Av-Secure	55.00	
		Total May		125,264.54	
		<i>Total thru May</i>			129,732.26
June					
06/12/12	117704	Malsack, J	5/12 Weed/Grass "B"	846.42	
06/15/12	117791	KWU	8 th Ave – SWU	34.18	
06/15/12	117791	KWU	1006 52 nd ST-SWU	5.56	
06/15/12	117791	KWU	5200 8 th Ave-SWU	12.98	
06/15/12	117791	KWU	5016 Sheridan-SWU	8.74	
06/22/12	118010	KWU	1102 52nd ST-SWU	56.44	
06/22/12	118004	KWU	3-4/12 SWU	476.82	
		Total June		1,441.14	
		<i>Total thru June</i>			131,173.40
July					
07/05/12	118374	Malsack, J	6/12 Weed/Grass "B"	846.42	
07/06/12	118374	Malsack, J	4804 37Av – secure	155.00	
07/18/12	118374	KWU	4-5/12 Stormwater	198.18	
07/18/12	118673	KWU	7/12 #5 water/strm	36.18	
		Total July		1,235.78	
		<i>Total thru July</i>			132,409.18
August					
08/07/12	119209	Malsack, J	7/12 Weed/Grass "B"	846.42	
08/01/12	119048	Malsack, J	1715 52 ST-Graffiti	55.00	
08/03/12	119096	WE Energies	#30 5/22-7/23	443.49	
08/03/12	119096	Malsack, J	#30 5/22-7/23	59.44	
08/10/12	119337	WE Energies	4804 37 AV-GAS RMVL	689.00	
08/17/12	119446	KWU	5-6/12 STORMWATER	476.82	
08/24/12	119668	KWU	1006 52nd ST-SWU	5.56	
08/24/12	119668	KWU	5016 SHER RD-SWU	8.74	
08/24/12	119668	KWU	5200 8th Ave-SWU	12.98	
08/24/12	119668	KWU	8th Ave – SWU	34.18	
08/24/12	119668	KWU	1102 52nd ST-SWU	56.44	
		Total August		2,688.07	
		<i>Total thru August</i>			135,097.25
September					
09/06/12	119990	Malsack, J	8/12 Weed/Grass "B"	846.42	
09/05/12	119928	Malsack, J	5109 13 AVE-Tree	50.00	
09/05/12	119915	WE Energies	#34 7/23-8/21	192.74	
09/19/12	120260	KWU	9/12 #5 WATER/STORM	36.18	

**Redevelopment Authority
2012 Expenditures**

<u>Date</u>	<u>Check #</u>	<u>Vendor</u>	<u>Function</u>	<u>Amount</u>	<u>Total</u>
09/21/12	120361	KWU	6/30-8/31/12 UTILS	60.03	
09/21/12	120386	KENOSHA CO, TREAS.	2011 REAL EST TAX	3,959.37	
09/26/12	120477	KWU	6-7/12 SOTRMWATER	198.18	
		Total September		5,342.92	
		<i>Total thru September</i>			140,440.17

Redevelopment Authority
Supplemental Statement of Authorizations, Expenditures and Encumbrances
Balance of Authorizations
For The Period Ended September 30, 2012

	Redevelopment Authority (Fund 461)			
	2008	2009	2010	2012
<u>Authorization</u>				
Miscellaneous Acquisitions	\$0	\$225,000	\$225,000	\$0
Property Maintenance	\$0	\$0	\$0	\$12,000
Foreclosure Acquisition	\$0	\$0	\$0	\$100,000
Fourplex Acquisition	\$0	\$0	\$0	\$250,000
Total *	\$0	\$225,000	\$225,000	\$362,000
<u>Misc. Acquisition Expenditures/Encumbrances</u>				
2010 - Through 12/31/10	\$0	\$225,000	\$107,012	n/a
2011 - Through 12/31/11	\$0	\$0	\$83,980	n/a
2012 - Through 12/31/12	\$0	\$0	\$32,934	n/a
Total Miscellaneous Acquisition Expenditures/Encumbrances	\$0	\$225,000	\$223,926	n/a
<u>Property Maintenance Expenditures</u>				
2012 - Through 12/31/12	n/a	n/a	n/a	\$3,686
Total Property Maintenance Expenditures	n/a	n/a	n/a	\$3,686
<u>Foreclosure Acquisitions Expenditures</u>				
2012 - Through 12/31/12	n/a	n/a	n/a	\$0
Total Foreclosure Acquisitions Expenditures	n/a	n/a	n/a	\$0
<u>Fourplex Acquisitions Expenditures</u>				
2012 - Through 12/31/12	n/a	n/a	n/a	\$103,820
Total Fourplex Acquisitions Expenditures	n/a	n/a	n/a	\$103,820
Balance – Current	\$0	\$0	\$1,074	\$254,494

* These amounts were authorized in the Capital Improvement Program

**KRA Holdings to Date as Requested by the Chairman
As of September 30, 2012**

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
05/09/12	Labanowsky	4804 37th Avenue	09-222-36-230-015	\$123,798.31	\$128,756.68
10/28/10	Knight Barry	4702 36th Avenue	09-222-36-227-028	\$135,080.00	\$137,755.63
05/12/10	Labanowsky	4902 37th Avenue	09-222-36-230-010	\$150,637.00	\$175,543.41
02/26/10	FNMA	4615 36th Avenue	09-222-36-226-010	\$95,000.00	\$112,140.73
09/18/09	Lenz	4915 37th Avenue	09-222-36-231-007	\$150,101.00	\$164,781.30
08/12/09	Fannie Mae	4609 36th Avenue	09-222-36-226-009	\$112,665.00	\$129,493.86
09/26/08	Lentz	4901 37th Avenue	09-222-36-231-005	\$180,093.00	\$194,162.03
06/25/08	Mattioli	5016 Sheridan Road	12-223-31-156-003	\$275,103.00	\$366,343.48
04/30/08	Abdelhamid	4621/4627 38th Avenue	09-222-36-228-003 & 017	\$130,093.00	\$140,484.32
04/30/08	laquinta	1102/1200 52nd Street	12-223-31-157-016	\$146,573.00	\$188,509.55
09/07/07	Labanowsky	4823 37th Avenue	09-222-36-231-004	\$170,013.00	\$184,135.34
08/22/07	Kenosha County	1342 50th Street	12-223-31-207-032	\$34,200.93	\$34,400.93
11/29/06	Crow Properties	1014 48th Street	12-223-31-133-003	\$88,500.00	\$92,437.24
		1015 48th Street	12-223-31-134-002		\$0.00
		1021 46th Street	12-223-31-130-003		\$0.00
03/28/02	Southport Bank	4913 13th Avenue	12-223-31-154-005	\$45,011.00	\$45,011.00
10/13/00	Bass	1022 50th Street	12-223-31-154-007	\$55,000.00	\$64,615.10
09/28/00	Davison	5103 13th Avenue	12-223-31-157-002	\$35,000.00	\$41,858.15
10/29/99	Kenosha County	5131 13th Avenue	12-223-31-157-010	\$5,827.98	\$5,827.98
06/30/99	Fratrick	5002 Sheridan Road	12-223-31-156-001	\$123,000.00	\$133,410.00
06/10/99	AutoWiz	913 50th Street	12-223-31-156-002	\$85,000.00	\$137,987.24
02/19/99	Kenosha County	1334 50th Street	12-223-31-207-016	\$1.00	\$1.00
01/27/99	First Nations Bank	1104 50th Street	12-223-31-154-006	\$45,000.00	\$56,018.29
12/18/98	Carreon	5143 13th Avenue	12-223-31-157-013	\$30,800.00	\$37,653.00
11/13/98	Principe	1010 52nd Street	12-223-31-157-019	\$62,100.00	\$74,501.41
02/27/98	Bauer	5139 13th Avenue	12-223-31-157-012	\$19,000.00	\$28,290.05
02/18/98	Fogle	5109 13th Avenue	12-223-31-157-003	\$35,000.00	\$45,170.47
08/29/97	Haarstick	5215 Sheridan Road	12-223-31-426-008	\$193,000.00	\$316,266.30
06/17/97	Kenosha Housing Authority	5115 13th Avenue	12-223-31-157-005	\$0.00	\$155.00
06/17/97	Kenosha Housing Authority	5127 13th Avenue	12-223-31-157-009	\$0.00	\$0.00
11/15/96	Executive Square	5400 8th Ave, South of Barr Furniture	12-223-31-426-017	\$115,000.00	\$118,010.61
04/26/95	Barr Furniture	5319 Sheridan Road	12-223-31-426-016	\$410,000.00	\$452,918.78
06/21/93	CNW Railroad	50th Street to 45th Street	12-223-31-501-001,002,003,004,007&008	\$31,000.00	\$31,250.00
06/15/93	CNW Railroad	Sheridan Road to 50th Street	12-223-31-501-009 & 010	\$11,627.00	\$11,657.95
02/12/87	Reformation Church	1006 52nd Street	12-223-31-157-020	\$0.00	\$0.00
				\$3,093,224.22	\$3,649,546.83

**Other Properties
As of September 30, 2012**

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
11/04/11	Wells Fargo	4628 37th Avenue	09-222-36-228-012	\$65,388.56	\$65,476.56
11/29/06	Crow Properties (Purchased by City)	1001 50 th Street 2916 Sheridan Road 1515 52nd Street	12-223-31-155-002 10-223-19-453-002 12-223-31-303-005		\$0.00 \$0.00 \$75.00
01/04/95	Train Station (Metra)	5414 13 th Avenue	12-223-31-501-035 & 036	\$150,000.00	\$152,562.00
01/21/94	HUD	5818 Fifth Avenue	12-223-31-488-009	\$10,000.00	\$15,686.90
01/07/94	Senate Building (Leased to City Transit)	1204 – 10 56 th Street	12-223-31-436-006	\$220,000.00	\$336,772.66
05/15/92	CNW Railroad	Sixth Avenue to 52nd Street	12-223-31-501-037	\$26,000.00	\$31,596.75
03/07/90	Finishing & Plating (Stationside Village Parking Lot)	1003 53 rd Street	12-223-31-431-001	\$1,400,000.00	\$1,593,259.42
N/A	N/A (Public parking lot for City Transit)	5802 Fifth Avenue	12-223-31-488-001	\$0.00	\$0.00
SUBTOTAL				\$1,871,388.56	\$2,195,429.29
GRAND TOTAL				\$4,964,612.78	\$5,844,976.12

**Properties Previously Owned by Redevelopment Authority
As of September 30, 2012**

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
12/05/05	Wolf (Transferred to Kenosha Community Health Center)	6202 14 th Avenue		\$37,011.00	\$37,011.00
09/26/03	14 th Avenue Ventures (Transferred to Kenosha Community Health Center)	6220 14 th Avenue		\$88,600.00	\$88,600.00
07/30/93	Ebner (Public parking lot transferred to City)	5802 Fifth Avenue	12-223-31-489-015	\$90,000.00	\$90,000.00
05/25/05	DOG Properties (Transferred to Boys & Girls Club)	5129/5131 14 th Avenue	12-223-31-276-016	\$180,000.00	\$207,551.97
04/06/01	McKinley (Transferred to Boys & Girls Club)	5021 14 th Avenue	12-223-31-276-009	\$71,400.00	\$93,993.54
04/06/01	McKinley (Transferred to Boys & Girls Club)	5111 14 th Avenue	12-223-31-276-015	\$66,150.00	\$86,985.90
04/06/01	McKinley (Transferred to Boys & Girls Club)	5133 14 th Avenue	12-223-31-276-017	\$62,160.00	\$78,891.39
08/13/99	Villegas (Transferred to Boys & Girls Club)	5043 14 th Avenue	12-223-31-276-012	\$55,000.00	\$59,989.36
04/07/99	Shay (Transferred to Boys & Girls Club)	5013 14 th Avenue	12-223-31-276-007	\$52,010.00	\$56,007.68
12/18/98	Boak (Transferred to Boys & Girls Club)	5105 14 th Avenue	12-223-31-276-014	\$55,000.00	\$85,581.58
12/18/98	Villasenor (Transferred to Boys & Girls Club)	5101 14 th Avenue	12-223-31-276-013	\$45,000.00	\$53,734.87
11/30/98	Bushnell (Transferred to Boys & Girls Club)	5025 14 th Avenue	12-223-31-276-010	\$65,082.00	\$80,003.42
12/30/97	Vacant Lot (Transferred to Boys & Girls Club)	5037 14 th Avenue	12-223-31-276-011	\$7,500.00	\$7,500.46
06/27/97	Stipek (Transferred to Boys & Girls Club)	5007 14 th Avenue	12-223-31-276-006	\$49,900.00	\$61,507.46
06/17/97	Kenosha Housing Authority (Transferred to Boys & Girls Club)	1346 52 nd Street	12-223-31-276-018	\$0.00	\$0.00
05/30/97	Laundromat (Transferred to Boys & Girls Club)	1351 50 th Street	12-223-31-276-005	\$52,783.71	\$82,857.54
01/13/97	Kenosha County (Transferred to Boys & Girls Club)	5015 14 th Avenue	12-223-31-276-008	\$14,377.71	\$15,398.78
07/31/96	Meyers	1339 50 th Street	12-223-31-276-002	\$25,000.00	\$33,200.32

**Properties Previously Owned by Redevelopment Authority
As of September 30, 2012**

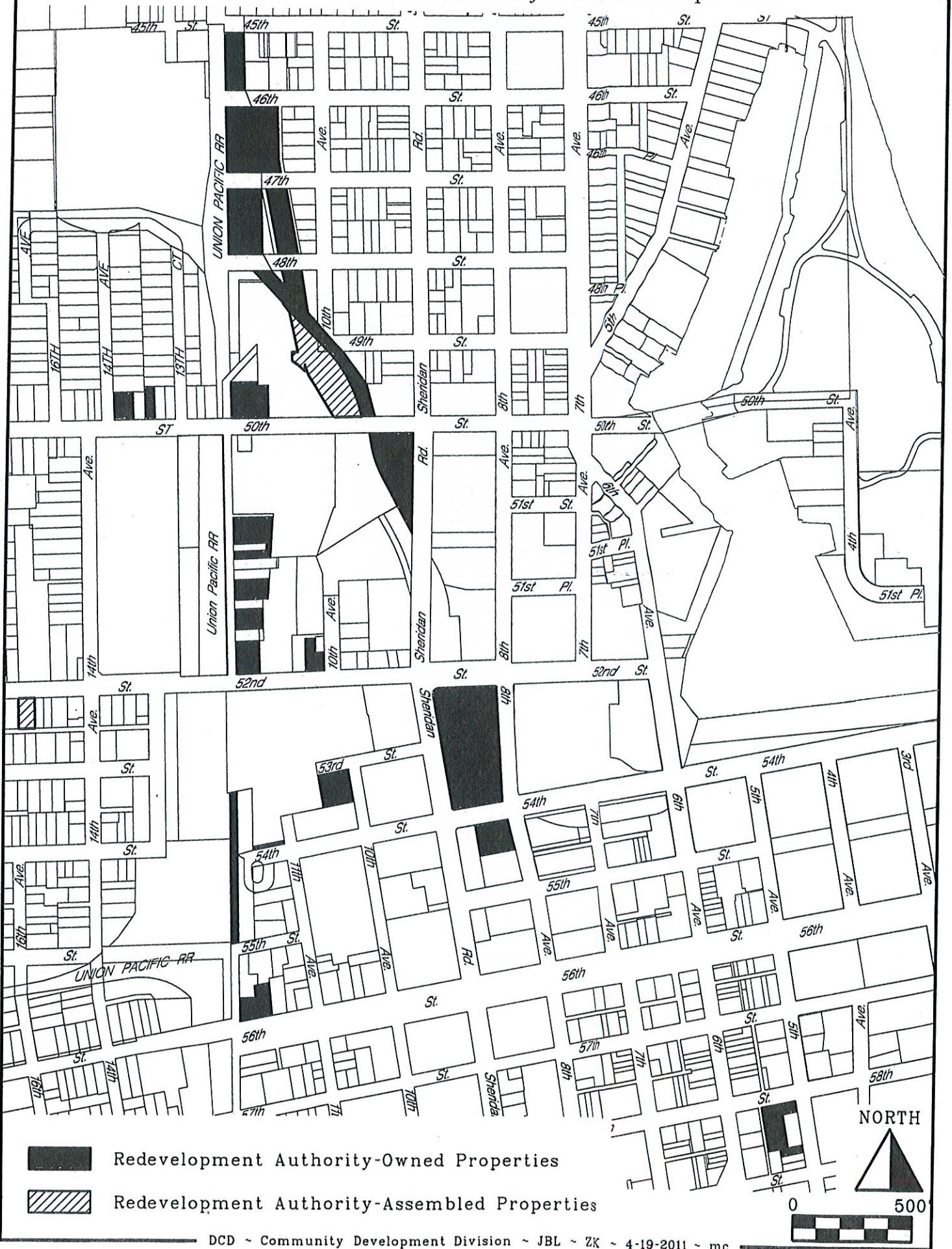
Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
08/28/09	(Transferred to Boys & Girls Club) Smith	1343 50 th Street	12-223-31-276-003	\$73,715.00	\$98,154.51
12/31/97	(Transferred to Boys & Girls Club) Warehouse (Transferred to Boys & Girls Club)	1347 50 th Street	12-223-31-276-004	\$30,000.00	\$40,009.16
TOTAL				\$1,120,689.42	\$1,356,978.94

**KRA Anticipated Expenditures
As of September 30, 2012**

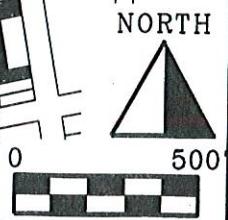
Property	Address	Tax Key No.	Activity	Anticipated Costs
Knight Barry Wells Fargo	4702 36th Avenue	09-222-36-337-028	Demolition	\$20,000.00
	4628 37th Avenue	09-222-36-228-012	Demolition	\$20,000.00
Lentz Partners	4804 37th Avenue	09-222-36-230-015	Demolition	\$20,000.00
Lentz Partners	4810 37th Avenue	09-222-36-230-011	Acquisition Demolition	\$114,800.00 \$20,000.00
TOTAL				\$194,800.00

CITY OF KENOSHA

Redevelopment Authority-Owned Properties



- Redevelopment Authority-Owned Properties
- Redevelopment Authority-Assembled Properties



City of Kenosha

Redevelopment Authority-Owned Properties Wilson Neighborhood



<p>Community Development Division 625 52nd Street – Room 204 262.653.4030</p>	<p><i>Redevelopment Authority of the City of Kenosha Fact Sheet</i></p>	<p>October 30, 2012 5:00 p.m.</p>	<p>Item 2</p>
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Wilson Redevelopment Project - Foreclosure Acquisitions

LOCATION:

Boundaries: north - 45th Street east - 35th Avenue
 south - 50th Street west - 38th Avenue

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Kennedy, has been notified.

ANALYSIS:

- The Redevelopment Authority is targeting potential foreclosures to purchase properties at their lowest possible value. The Authority is also assembling the block of properties on 37th Avenue, south of 48th Street, for reuse prior to assembling every four unit apartment.
- To better identify and acquire foreclosures, the City executed an agreement with Michelle Volkmar of RE/MAX Elite, LLC, to list, market and sell twenty-one (21) City constructed or rehabilitated homes for the Kenosha Housing Authority. Ms. Volkmar will also monitor the four unit apartments in the Wilson Redevelopment Project Area for potential foreclosures and acquisition by the Redevelopment Authority.
- Attached is a sample report that Ms. Volkmar has been providing to Staff. To date, there haven't been any four unit apartments identified as being in foreclosure or pre-foreclosure status in the Wilson Redevelopment Project Area. The attached report does show one (1) foreclosure at 4903 38th Avenue, but it is only a 2 unit apartment.
- Following a September 26th Kenosha News article on the Redevelopment Authority's acquisition efforts in the Wilson area, Ralph Nudi from Weichert Realtors, informed Staff that he was in the process of listing two (2) four unit apartments at 4717 and 4723 36th Avenue that were going into foreclosure. The asking price would be \$99,900.
- Based on the Redevelopment Authority's current \$100,000 foreclosure acquisition budget (\$80,000 for acquisition plus \$20,000 for demolition), Staff instructed Ms. Volkmar to submit an offer of \$80,000 for each property. The offer was contingent upon the Redevelopment Authority's approval, Common Council approval of the Redevelopment Authority's 2013 CIP Budget, and closing on one of the property's after January 1st when 2013 funds would be available.
- The bank countered at \$95,000, so Staff requested that Ms. Volkmar investigate comparable multi-family unit short sales or foreclosures in the last 12 months to determine if a counter-offer should be submitted. The only comparable 4 unit apartment short sale was 4628 37th Avenue which was purchased by the City using Redevelopment Authority funds for \$70,000. Ms. Volkmar's recommendation was to reject the bank's counter-offer and Staff concurred.
- The bank submitted a new offer of \$87,500 for both properties. This offer was also rejected based on the Authority's current foreclosure acquisition budget of \$80,000 and the only comparable short sale being for \$70,000.

Community Development Division 625 52nd Street – Room 204 262.653.4030	Redevelopment Authority of the City of Kenosha Fact Sheet	October 30, 2012 5:00 p.m.	Item 2
Wilson Redevelopment Project - Foreclosure Acquisitions			

RECOMMENDATION:

A recommendation is made that, based on current comparable short sales, the Redevelopment Authority should not exceed \$80,000 to acquire any four unit apartment in foreclosure or going into foreclosure.



A. Zohrab Khaligian, Community Development Specialist



Jeffrey B. Labahn, Director

Kenosha, WI

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propId:34719935 Recorded:6/7/2010 Amount:\$150,500 Street Address:4903 38th Ave City:Kenosha State:WI Zip:53144 Sq Ft:2288 Beds:6 Bath:4 Status:Bank Owned County:Kenosha County Parcel Number:922236230006 Doc Number:1619015 Type:RAPT	Year Built:0 Lot Size:0 Land Total:39600 Improvements:110900 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:7/7/2010 7:10:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Federal National Mortgage Association Trustee:N/A Reference #:N/A Trustee Address:N/A Trustee City:N/A Trustee State:N/A Trustee Zip:N/A Trustee Phone:N/A Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:N/A Total Loans:N/A LTV:N/A Equity Amount:N/A
--	--	--	---

propId:43554986 Recorded:9/19/2011 Amount:\$220,000 Street Address:6115 Sheridan Rd City:Kenosha State:WI Zip:53143 Sq Ft:2500 Beds:1 Bath:1 Status:Bank Owned County:Kenosha County Parcel Number:512306103009 Doc Number:1653751 Type:RAPT	Year Built:1913 Lot Size:3484 Land Total:36300 Improvements:183700 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:9/29/2011 5:31:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Banks Of Wisconsin Trustee:N/A Reference #:N/A Trustee Address:N/A Trustee City:N/A Trustee State:N/A Trustee Zip:N/A Trustee Phone:N/A Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:N/A Total Loans:N/A LTV:N/A Equity Amount:N/A
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Pre-Foreclosure

6300 12th Ave Map
 Kenosha, WI 53143
 N/A Bd | N/A Ba | 7,180 Sq. Ft. | Apartment house

Foreclosure Status: Pre-Foreclosure (LIS)

Assessed Total: **\$353,400**
 Home Score: Not Available
 Est. Market Value: Not Available
 Equity/LTV: Not Available
 Days on RealtyTrac: 29

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Property Information

Property ID 2	47796805
County	Kenosha County
<u>Parcel Number</u>	512306133030
<u>Estimated Market Value</u>	Not Yet Available
<u>Estimated Market Value Range</u>	Not Yet Available
Year Built	1992

Property Characteristics

Type	Apartment house (5+ units)
<u>Square Feet</u>	7180
Lot Size	20908

Foreclosure Information

<u>Recording Date</u>	8/2/2012
<u>Entered On</u>	8/22/2012
<u>Document Number</u>	1679007

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Tax Assessment Information

<u>Land Total</u>	\$47,900
<u>Improvements</u>	\$305,500
<u>Assessed Total</u>	\$353,400

History of Notices

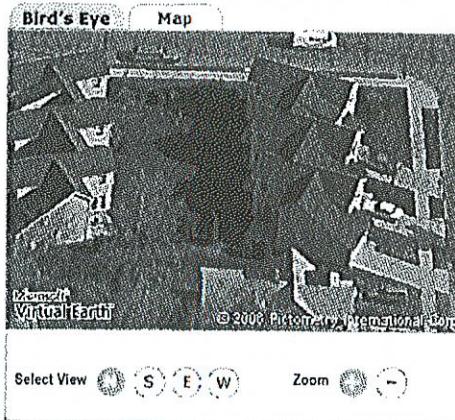
[Understanding The History of Notices](#)

<u>Recording Date</u>	8/2/2012
<u>Status</u>	LIS
Property ID 2	47796805

Contact Information

[Contact Owner](#)

Owner(s)	
Owner's Name	Juan Galvan


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Name **Michelle Volkmar** Email
michelle.volkmar@gmail.com Phone
(262) 488-1510

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Mortgage Calculator

Home Price: \$ 250,000

Address 6300 12th Ave
Kenosha, WI 53143

Trustee

Trustee's Name Gray & Association
Search for Trustee on Google
Address 600 N Broadway
Milwaukee WI 53202

Lender

Lender's Name Wells Fargo Bank NA
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Down Payment: \$ 50,000

Loan	Rate*	Payment
30 yr fixed:	3.481 %	\$ 896/mo
15 yr fixed:	3.057 %	\$ 1,387/mo
5/1 ARM:	2.564 %	\$ 797/mo
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Pre-Foreclosure

[Map](#)
5214 14th Ave
 Kenosha, WI 53140
 4 Bd | 2 Ba | 1,456 Sq. Ft. | Apartment house

Foreclosure Status: Pre-Foreclosure (LIS)

Assessed Total: **\$98,600**
 Home Score: 28 Fair
 Est. Market Value: **\$65,364**
 Equity/LTV: Not Available
 Days on RealtyTrac: 358

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Property Information

Property ID 2	43538936
County	Kenosha County
Parcel Number	1222331303018
Estimated Market Value	\$65,364
Estimated Market Value Range	\$60,461 - \$75,168
Year Built	1883

Property Characteristics

Type	Apartment house (5+ units)
Beds	4
Baths	2
Square Feet	1456
Lot Size	2178

Foreclosure Information

Recording Date	9/19/2011
Entered On	9/29/2011
Document Number	1653750

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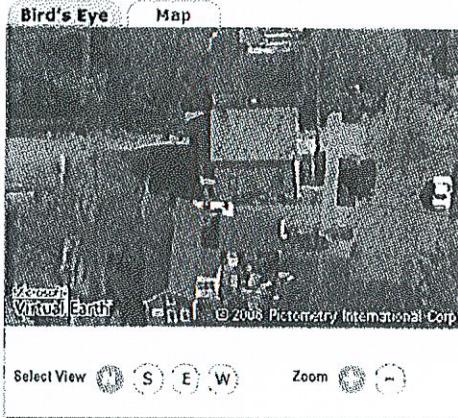
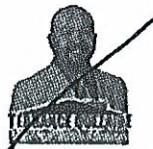
Tax Assessment Information

Land Total	\$18,900
Improvements	\$79,700
Assessed Total	\$98,600

History of Notices

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Recording Date	1/13/2012
Status	NFS
Property ID 2	45658858
Recording Date	9/19/2011
Status	LIS


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Terrence Quezeire

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 Name **Michelle Volkmar** Email

michelle.volkmar@gmail.com Phone

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Mortgage Calculator

 Home Price: **\$ 65,364**

Contact Information

Contact Owner

Owner(s)

Owner's Name Christian Dominguez
Address 5214 14th Ave
Kenosha, WI 53140

Trustee

Trustee's Name Johnson Blumberg & Association
Search for Trustee on Google
Address 39 S LASALLE ST SUITE 400
Chicago IL 60603
Phone (312) 541-9710

Lender

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Down Payment: \$ 13,073 20%

Table with 3 columns: Loan, Rate, Payment. Rows include 30 yr fixed (3.481%, \$234/mo), 15 yr fixed (3.057%, \$363/mo), and 5/1 ARM (2.564%, \$208/mo).

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<p>propId:45399908 Recorded:1/19/2012 Amount:\$80,423 Street Address:1702 59th St City:Kenosha State:WI Zip:53140 Sq Ft:1714 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331383015 Doc Number:1663089 Type:RDUP</p>	<p>Year Built:1920 Lot Size:4791 Land Total:20000 Improvements:75800 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:1/31/2012 6:29:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Eric Blanchard Trustee:Blommer Peterman SC Reference #:N/A Trustee Address:13700 West Greenfield Avenue Trustee City:Brookfield Trustee State:WI Trustee Zip:53003 Trustee Phone:2627905719 Lender:Bac Home Loan Services Lp Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:N/A Total Loans:0 LTV:N/A Equity Amount:N/A</p>
<p>propId:45399909 Recorded:1/19/2012 Amount:\$83,636 Street Address:4828 16th Ave City:Kenosha State:WI Zip:53140 Sq Ft:985 Beds:2 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331205041 Doc Number:1663088 Type:RMFD</p>	<p>Year Built:1914 Lot Size:9147 Land Total:29600 Improvements:87800 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:1/31/2012 6:29:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Eric Belongia Trustee:Madrigano Reference #:N/A Trustee Address:1108 56 TH STREET STE 1 Trustee City:Kenosha Trustee State:WI Trustee Zip:53141 Trustee Phone:2626572000 Lender:South Port Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:64649 Total Loans:30000 LTV:46 Equity Amount:34649</p>
<p>propId:45399916 Recorded:1/19/2012 Amount:\$67,183 Street Address:4038 10th Ave City:Kenosha State:WI Zip:53140 Sq Ft:1898 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1122330432021 Doc Number:1663086 Type:RDUP</p>	<p>Year Built:1907 Lot Size:3920 Land Total:25500 Improvements:80400 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:1/31/2012 6:29:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Brian W. Hervat Trustee:Madrigano Reference #:N/A Trustee Address:1108 56 TH STREET STE 1 Trustee City:Kenosha Trustee State:WI Trustee Zip:53141 Trustee Phone:2626572000 Lender:South Port Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:71786 Total Loans:0 LTV:0 Equity Amount:71786</p>
<p>propId:45399928 Recorded:1/19/2012 Amount:\$78,700 Street Address:5514 23rd Ave City:Kenosha State:WI Zip:53140 Sq Ft:1592 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0922236477015 Doc Number:1663085 Type:RDUP</p>	<p>Year Built:1908 Lot Size:5662 Land Total:21800 Improvements:56900 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:1/31/2012 6:29:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Elizabeth Herr Trustee:Blommer Peterman SC Reference #:N/A Trustee Address:13700 West Greenfield Avenue Trustee City:Brookfield Trustee State:WI Trustee Zip:53003 Trustee Phone:2627905719 Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:59002 Total Loans:0 LTV:0 Equity Amount:59002</p>
<p>propId:45399939 Recorded:1/23/2012 Amount:\$132,494 Street Address:8059 27th Ave City:Kenosha State:WI Zip:53143 Sq Ft:2204 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0412212426008 Doc Number:1663463 Type:RDUP</p>	<p>Year Built:1960 Lot Size:8712 Land Total:52000 Improvements:170100 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:1/31/2012 6:29:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Brian W.Hervat Trustee:Madrigano Reference #:N/A Trustee Address:1108 56 TH STREET STE 1 Trustee City:Kenosha Trustee State:WI Trustee Zip:53141 Trustee Phone:2626572000 Lender:South Port Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:131055 Total Loans:0 LTV:0 Equity Amount:131055</p>
<p>propId:45399941 Recorded:1/23/2012 Amount:\$122,816 Street Address:4210 46th St</p>	<p>Year Built:1969 Lot Size:9147 Land Total:33900 Improvements:102500</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Eric Belongia Trustee:Madrigano</p>	<p>Lender Phone:N/A Estimated Market Value:110294 Total Loans:1000000 LTV:907</p>

City:Kenosha State:WI Zip:53144 Sq Ft:1542 Beds:5 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0822235102008 Doc Number:1663462 Type:RDUP	Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:1/31/2012 6:29:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Reference #:N/A Trustee Address:1108 56 TH STREET STE 1 Trustee City:Kenosha Trustee State:WI Trustee Zip:53141 Trustee Phone:2626572000 Lender:South Port Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Equity Amount:889706
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propId:45729150 Recorded:2/16/2012 Amount:\$119,762 Street Address:5130 21st Ave City:Kenosha State:WI Zip:53140 Sq Ft:2456 Beds:N/A Bath:N/A Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331255014 Doc Number:1665390 Type:RQUA	Year Built:1908 Lot Size:6098 Land Total:33600 Improvements:153400 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:2/27/2012 6:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Kevin J. Vanderstone Trustee:Blommer Peleman SC Reference #:N/A Trustee Address:13700 West Greenfield Avenue Trustee City:Brookfield Trustee State:WI Trustee Zip:53003 Trustee Phone:2627905719 Lender:Ocwen Loan Services LLC Lender Address:11575 Palm Beach Lakes Lender City:West Palm Beach Lender State:FL Lender Zip:33401	Lender Phone:N/A Estimated Market Value:124858 Total Loans:0 LTV:0 Equity Amount:124858
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propId:45729212 Recorded:2/14/2012 Amount:\$78,618 Street Address:1821 54th St City:Kenosha State:WI Zip:53140 Sq Ft:2087 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:12422331336012 Doc Number:1665108 Type:RDUP	Year Built:1901 Lot Size:8276 Land Total:28100 Improvements:103600 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:2/27/2012 6:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Nicola J. Nero Trustee:Davison Law Office Ltd Reference #:N/A Trustee Address:1207 55 TH STREET Trustee City:Kenosha Trustee State:WI Trustee Zip:53140 Trustee Phone:2626575165 Lender:Community State Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:76769 Total Loans:0 LTV:0 Equity Amount:76769
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propId:45729235 Recorded:2/1/2012 Amount:\$69,853 Street Address:1617 57th St City:Kenosha State:WI Zip:53140 Sq Ft:2254 Beds:6 Bath:3 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331383003 Doc Number:1664035 Type:RTRI	Year Built:1900 Lot Size:7840 Land Total:27300 Improvements:165300 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:2/27/2012 6:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Alfonzo Torres Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Nationwide Advantage Mortgage Company Lender Address:7760 Office Plaza Dr Lender City:Des Moines Lender State:IA Lender Zip:50268	Lender Phone:N/A Estimated Market Value:69162 Total Loans:0 LTV:0 Equity Amount:69162
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propId:45729242 Recorded:2/2/2012 Amount:\$73,231 Street Address:1621 57th St City:Kenosha State:WI Zip:53140 Sq Ft:2208 Beds:6 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331383004 Doc Number:1664155 Type:RDUP	Year Built:1900 Lot Size:3920 Land Total:21300 Improvements:97900 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:2/27/2012 6:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Alfonzo Torres Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Fifth Third Mortgage Company Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:66759 Total Loans:0 LTV:0 Equity Amount:66759
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propId:45729261 Recorded:2/9/2012 Amount:\$39,000 Street Address:6221 25th Ave City:Kenosha State:WI Zip:53143 Sq Ft:1728 Beds:5 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0112201106014 Doc Number:1664685 Type:RDUP	Year Built:1916 Lot Size:1742 Land Total:15600 Improvements:63800 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:2/27/2012 6:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Troy W. Mox Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Jpmorgan Chase Bank NA Lender Address:PO Box 1169 Lender City:Milwaukee Lender State:WI Lender Zip:53201	Lender Phone:N/A Estimated Market Value:66628 Total Loans:0 LTV:0 Equity Amount:66628
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propId:45729268 Recorded:2/7/2012 Amount:\$60,520 Street Address:1313 73rd St	Year Built:1919 Lot Size:5227 Land Total:29200 Improvements:108800	Sale Address:N/A Sale City:N/A Owner(s):Brian W.Herval Trustee:Madrigano Aiello & Santarelli LLC	Lender Phone:N/A Estimated Market Value:59561 Total Loans:0 LTV:0
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City:Kenosha State:WI Zip:53143 Sq Ft:1270 Beds:2 Bath:1 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0512306389003 Doc Number:1664585 Type:RDUP	Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:2/27/2012 6:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Reference #:N/A Trustee Address:1108-56 TH STREET Trustee City:Kenosha Trustee State:WI Trustee Zip:53140 Trustee Phone:2626572000 Lender:Southport Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Equity Amount:59561
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propid:45729269 Recorded:2/7/2012 Amount:\$66,331 Street Address:5311 22nd Ave City:Kenosha State:WI Zip:53140 Sq Ft:1690 Beds:5 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331330006 Doc Number:1664587 Type:RDUP	Year Built:1926 Lot Size:2613 Land Total:16800 Improvements:78500 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:2/27/2012 6:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Brian W.Hervat Trustee:Madrigano Aiello & Santarelli LLC Reference #:N/A Trustee Address:1108-56 TH STREET Trustee City:Kenosha Trustee State:WI Trustee Zip:53140 Trustee Phone:2626572000 Lender:Southport Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:78410 Total Loans:0 LTV:0 Equity Amount:78410
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propid:45729273 Recorded:2/7/2012 Amount:\$67,873 Street Address:6214 18th Ave City:Kenosha State:WI Zip:53143 Sq Ft:2270 Beds:6 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0512306231025 Doc Number:1664589 Type:RDUP	Year Built:1913 Lot Size:3049 Land Total:17400 Improvements:81600 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:2/27/2012 6:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Brian W.Hervat Trustee:Madrigano Aiello & Santarelli LLC Reference #:N/A Trustee Address:1108-56 TH STREET Trustee City:Kenosha Trustee State:WI Trustee Zip:53140 Trustee Phone:2626572000 Lender:Southport Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:64082 Total Loans:0 LTV:0 Equity Amount:64082
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propid:46071188 Recorded:3/14/2012 Amount:\$67,301 Street Address:5121 21st Ave City:Kenosha State:WI Zip:53140 Sq Ft:1932 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331256005 Doc Number:1667480 Type:RDUP	Year Built:1910 Lot Size:4356 Land Total:26700 Improvements:70300 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:3/28/2012 7:24:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Eugene Llanas Trustee:Godin Garaghty Puntillo Camilli Sc Reference #:N/A Trustee Address:6301 GREEN BAY ROAD Trustee City:Kenosha Trustee State:WI Trustee Zip:53142 Trustee Phone:2626573500 Lender:Southport Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:71524 Total Loans:0 LTV:0 Equity Amount:71524
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propid:46071218 Recorded:3/2/2012 Amount:\$99,000 Street Address:5316 21st Ave City:Kenosha State:WI Zip:53140 Sq Ft:1547 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331330012 Doc Number:1666590 Type:RDUP	Year Built:1930 Lot Size:3920 Land Total:21400 Improvements:104300 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:3/28/2012 7:24:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Rosaria M. Ruffalo Trustee:Blommer Peterman SC Reference #:N/A Trustee Address:13700 West Greenfield Avenue Trustee City:Brookfield Trustee State:WI Trustee Zip:53003 Trustee Phone:2627905719 Lender:Bank Of America NA Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:60664 Total Loans:30000 LTV:49 Equity Amount:30664
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propid:46071240 Recorded:3/9/2012 Amount:\$83,869 Street Address:5404 31st Ave City:Kenosha State:WI Zip:53144 Sq Ft:1518 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0922236311017 Doc Number:1667158 Type:RDUP	Year Built:1929 Lot Size:6098 Land Total:36200 Improvements:106100 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:3/28/2012 7:24:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Raul Guzman Trustee:Bass & Moglowsky Reference #:N/A Trustee Address:N/A Trustee City:N/A Trustee State: Trustee Zip:N/A Trustee Phone:4142286700 Lender:Wheda Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:80411 Total Loans:0 LTV:0 Equity Amount:80411
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propid:46071271 Recorded:3/20/2012 Amount:\$75,452 Street Address:6350 24th Ave	Year Built:1909 Lot Size:4356 Land Total:22300 Improvements:95500	Sale Address:N/A Sale City:N/A Owner(s):Jack W. Mitchell Trustee:Gray & Association LLP	Lender Phone:N/A Estimated Market Value:72166 Total Loans:0 LTV:0
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City:Kenosha State:WI Zip:53143 Sq Ft:1728 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0112201178014 Doc Number:1667920 Type:RDUP	Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:3/28/2012 7:24:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Bank United NA Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Equity Amount:72166
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propId:46071277 Recorded:3/15/2012 Amount:\$62,706 Street Address:1801 50th St City:Kenosha State:WI Zip:53140 Sq Ft:1840 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331251001 Doc Number:1667560 Type:RDUP	Year Built:1909 Lot Size:3484 Land Total:25400 Improvements:63200 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:3/28/2012 7:24:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Neki Murati Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Wells Fargo Bank NA Lender Address:4875 Belford Rd, #130 Lender City:Jacksonville Lender State:FL Lender Zip:32256	Lender Phone:N/A Estimated Market Value:64049 Total Loans:0 LTV:0 Equity Amount:64049
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propId:46071283 Recorded:3/23/2012 Amount:\$66,859 Street Address:1904 53rd St City:Kenosha State:WI Zip:53140 Sq Ft:1745 Beds:5 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331327009 Doc Number:1668392 Type:RDUP	Year Built:1898 Lot Size:2613 Land Total:16800 Improvements:64500 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:3/28/2012 7:24:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Larry J. Pfeiffer Trustee:Madrigano Aiello & Santarelli LLC Reference #:N/A Trustee Address:1108-56 TH STREET Trustee City:Kenosha Trustee State:WI Trustee Zip:53140 Trustee Phone:2626572000 Lender:Am Community Credit Union Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:66892 Total Loans:0 LTV:0 Equity Amount:66892
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propId:46071286 Recorded:3/23/2012 Amount:\$82,408 Street Address:1010 40th St City:Kenosha State:WI Zip:53140 Sq Ft:1452 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1122330429016 Doc Number:1668292 Type:RDUP	Year Built:1900 Lot Size:3484 Land Total:30200 Improvements:86800 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:3/28/2012 7:24:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Carlos A. Espinosa Trustee:Kohner Mann & Kailas SC Reference #:N/A Trustee Address:4650 N PORT WASHINGTON ROAD Trustee City:Milwaukee Trustee State:WI Trustee Zip:53212 Trustee Phone:4149625110 Lender:Wells Fargo Bank NA Lender Address:4875 Belford Rd, #130 Lender City:Jacksonville Lender State:FL Lender Zip:32256	Lender Phone:N/A Estimated Market Value:82647 Total Loans:0 LTV:0 Equity Amount:82647
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propId:46473360 Recorded:4/24/2012 Amount:\$75,402 Street Address:2515 60th St City:Kenosha State:WI Zip:53140 Sq Ft:1520 Beds:2 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:112201104004 Doc Number:1670979 Type:RDUP	Year Built:1903 Lot Size:5662 Land Total:21500 Improvements:60100 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:4/29/2012 10:06:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Juan Rodriguez Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Jpmorgan Chase Bank NA Lender Address:PO Box 1169 Lender City:Milwaukee Lender State:WI Lender Zip:53201	Lender Phone:N/A Estimated Market Value:67138 Total Loans:0 LTV:0 Equity Amount:67138
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propId:46473380 Recorded:4/13/2012 Amount:\$123,511 Street Address:4941 42nd Ave City:Kenosha State:WI Zip:53144 Sq Ft:2047 Beds:6 Bath:4 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0822235103026 Doc Number:1670051 Type:RDUP	Year Built:1975 Lot Size:7405 Land Total:30300 Improvements:133300 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:4/29/2012 10:06:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Javier Calderon Trustee:Bass & Moglowsky Reference #:N/A Trustee Address:N/A Trustee City:N/A Trustee State: Trustee Zip:N/A Trustee Phone:4142286700 Lender:Jpmorgan Chase Bank NA Lender Address:PO Box 1169 Lender City:Milwaukee Lender State:WI Lender Zip:53201	Lender Phone:N/A Estimated Market Value:122516 Total Loans:0 LTV:0 Equity Amount:122516
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propId:46878434 Recorded:5/4/2012 Amount:\$75,233 Street Address:5120 14th Ave	Year Built:1909 Lot Size:4356 Land Total:19800 Improvements:92800	Sale Address:N/A Sale City:N/A Owner(s):Estate Of Harold F. Rannick Trustee:Gray & Association LLP	Lender Phone:N/A Estimated Market Value:68168 Total Loans:0 LTV:0
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City:Kenosha State:WI Zip:53140 Sq Ft:2110 Beds:5 Bath:3 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331277033 Doc Number:1671868 Type:RTRI	Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/1/2012 7:06:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Jpmorgan Chase Bank NA Lender Address:PO Box 1169 Lender City:Milwaukee Lender State:WI Lender Zip:53201	Equity Amount:68168
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propId:46878448 Recorded:5/9/2012 Amount:\$98,224 Street Address:1420 60th St City:Kenosha State:WI Zip:53140 Sq Ft:2874 Beds:5 Bath:3 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331384027 Doc Number:1672096 Type:RTRI	Year Built:1908 Lot Size:6534 Land Total:25200 Improvements:147800 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/1/2012 7:06:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Neal J. Gartner Trustee:Johnson Blumberg & Association LLC Reference #:N/A Trustee Address:39 SOUTH LASALLE STREET, SUITE 400 Trustee City:Chicago Trustee State:IL Trustee Zip:60603 Trustee Phone:3125419710 Lender:Wells Fargo Bank NA Lender Address:323 Fifth St Lender City:Eureka Lender State:CA Lender Zip:95501	Lender Phone:N/A Estimated Market Value:101491 Total Loans:0 LTV:0 Equity Amount:101491
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propId:46878457 Recorded:5/1/2012 Amount:\$93,144 Street Address:2104 57th St City:Kenosha State:WI Zip:53140 Sq Ft:2302 Beds:5 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331354021 Doc Number:1671478 Type:RDUP	Year Built:1901 Lot Size:6098 Land Total:24700 Improvements:113400 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/1/2012 7:06:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):James Loffredo Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Wells Fargo Bank NA Lender Address:323 Fifth St Lender City:Eureka Lender State:CA Lender Zip:95501	Lender Phone:N/A Estimated Market Value:82936 Total Loans:0 LTV:0 Equity Amount:82936
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propId:46878464 Recorded:5/3/2012 Amount:\$76,880 Street Address:2409 53rd St City:Kenosha State:WI Zip:53140 Sq Ft:1375 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:922236406002 Doc Number:1671722 Type:RDUP	Year Built:1906 Lot Size:3049 Land Total:17900 Improvements:65300 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/1/2012 7:06:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Jose L. Leon Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Wells Fargo Bank NA Lender Address:323 Fifth St Lender City:Eureka Lender State:CA Lender Zip:95501	Lender Phone:N/A Estimated Market Value:68455 Total Loans:5152 LTV:8 Equity Amount:63303
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propId:46911471 Recorded:5/16/2012 Amount:\$57,235 Street Address:4701 21st Ave City:Kenosha State:WI Zip:53140 Sq Ft:1470 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331230015 Doc Number:1672610 Type:RDUP	Year Built:1917 Lot Size:6098 Land Total:32800 Improvements:81000 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/5/2012 5:59:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Michael G. Pillizzi Trustee:Darnieder & Geraghty Reference #:N/A Trustee Address:735 North Water St Suite 930 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53202 Trustee Phone:4142771400 Lender:Am Community Credit Union Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:64112 Total Loans:71000 LTV:111 Equity Amount:-6888
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propId:46911472 Recorded:5/11/2012 Amount:\$67,261 Street Address:5914 33rd Ave City:Kenosha State:WI Zip:53144 Sq Ft:1428 Beds:5 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:922236380013 Doc Number:1672248 Type:RDUP	Year Built:1924 Lot Size:4791 Land Total:34100 Improvements:117400 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/5/2012 5:59:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Kirsten Margaret Ruzicki Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:Wells Fargo Bank NA Lender Address:323 Fifth St Lender City:Eureka Lender State:CA Lender Zip:95501	Lender Phone:N/A Estimated Market Value:71251 Total Loans:0 LTV:0 Equity Amount:71251
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propId:46911754 Recorded:5/11/2012 Amount:\$128,807 Street Address:3502 67th St	Year Built:1930 Lot Size:7840 Land Total:36000 Improvements:191300	Sale Address:N/A Sale City:N/A Owner(s):Louis E. Johnson Trustee:Robert J Riegelman	Lender Phone:N/A Estimated Market Value:128649 Total Loans:0 LTV:0
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City:Kenosha State:WI Zip:53142 Sq Ft:3236 Beds:N/A Bath:N/A Status:Pre-Foreclosure County:Kenosha County Parcel Number:0112201257004 Doc Number:1672258 Type:RQUA	Year Built:N/A Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/5/2012 5:59:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Trustee Address:N/A Trustee City:N/A Trustee State: Trustee Zip:N/A Trustee Phone:N/A Lender:Tri City National Bank Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Equity Amount:120049
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propId:47185750 Recorded:6/15/2012 Amount:\$135,890 Street Address:5021 46th Ave City:Kenosha State:WI Zip:53144 Sq Ft:2262 Beds:6 Bath:4 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0822235152005 Doc Number:1675326 Type:RDUP	Year Built:1964 Lot Size:6969 Land Total:29800 Improvements:142200 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/29/2012 6:23:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Scott R.Stine Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:The Bank Of New York Mellon Lender Address:7195 CORPORATE DR Lender City:Plano Lender State:TX Lender Zip:75024	Lender Phone:N/A Estimated Market Value:160000 Total Loans:0 LTV:0 Equity Amount:160000
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propId:47185768 Recorded:6/20/2012 Amount:\$106,301 Street Address:512 46th St City:Kenosha State:WI Zip:53140 Sq Ft:1706 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331103014 Doc Number:1675699 Type:RDUP	Year Built:1913 Lot Size:7840 Land Total:35300 Improvements:102700 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:6/29/2012 6:23:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Robert A.Walther Trustee:Carlson Dash LLC Reference #:N/A Trustee Address:216 S JEFFERSON STE 504 Trustee City:Chicago Trustee State:IL Trustee Zip:60661 Trustee Phone:3123821600 Lender:Talmer Bank And Trust Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:110418 Total Loans:0 LTV:0 Equity Amount:110418
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propId:47484769 Recorded:7/3/2012 Amount:\$109,171 Street Address:6110 31st Ave City:Kenosha State:WI Zip:53142 Sq Ft:2240 Beds:6 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0112201207025 Doc Number:1676546 Type:RDUP	Year Built:1904 Lot Size:6969 Land Total:37700 Improvements:131400 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:7/31/2012 8:19:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Lilian Ochoa Trustee:Blommer Peterman SC Reference #:N/A Trustee Address:13700 West Greenfield Avenue Trustee City:Brookfield Trustee State:WI Trustee Zip:53003 Trustee Phone:2627905719 Lender:Bas Home Loans Lender Address:2300 Brookstone Centre Lender City:Columbus Lender State:GA Lender Zip:31904	Lender Phone:N/A Estimated Market Value:114908 Total Loans:0 LTV:0 Equity Amount:114908
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propId:47484772 Recorded:7/3/2012 Amount:\$91,574 Street Address:6332 26th Ave City:Kenosha State:WI Zip:53143 Sq Ft:1734 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0112201151024 Doc Number:1676543 Type:RDUP	Year Built:1912 Lot Size:6098 Land Total:32100 Improvements:103900 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:7/31/2012 8:19:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Tobi A Dietman Trustee:Blommer Peterman SC Reference #:N/A Trustee Address:13700 West Greenfield Avenue Trustee City:Brookfield Trustee State:WI Trustee Zip:53003 Trustee Phone:2627905719 Lender:CitiMortgage Lender Address:1000 Technology Dr Lender City:O'Fallon Lender State:MO Lender Zip:66368	Lender Phone:N/A Estimated Market Value:87209 Total Loans:0 LTV:0 Equity Amount:87209
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propId:47484776 Recorded:7/2/2012 Amount:\$59,000 Street Address:2006 44th St City:Kenosha State:WI Zip:53140 Sq Ft:1344 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1122330356010 Doc Number:1676479 Type:RDUP	Year Built:1916 Lot Size:6098 Land Total:32700 Improvements:77100 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:7/31/2012 8:19:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Santos Solais Trustee:Johnson Blumberg & Association LLC Reference #:N/A Trustee Address:39 SOUTH LASALLE STREET, SUITE 400 Trustee City:Chicago Trustee State:IL Trustee Zip:60603 Trustee Phone:3125419710 Lender:Wells Fargo Bank NA Lender Address:14523 SW MILLIKAN WAY STE 200 Lender City:Beaverton Lender State:OR Lender Zip:97005	Lender Phone:N/A Estimated Market Value:71589 Total Loans:0 LTV:0 Equity Amount:71589
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propId:47581691 Recorded:7/19/2012 Amount:\$117,916 Street Address:2412 50th St	Year Built:1920 Lot Size:5662 Land Total:31700 Improvements:150900	Sale Address:N/A Sale City:N/A Owner(s):Heather A. Womack Trustee:Gray & Association LLP	Lender Phone:N/A Estimated Market Value:122761 Total Loans:0 LTV:0
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City: Kenosha State: WI Zip: 53140 Sq Ft: 2612 Beds: 6 Bath: 2 Status: Pre-Foreclosure County: Kenosha County Parcel Number: 922236108013 Doc Number: 1677946 Type: RDUP	Balance: 0 Loan Date: N/A Loan Doc #: N/A Trans Date: N/A Trans Value: 0 Default Amt: 0 Entered On: 8/9/2012 7:05:00 PM Last Payment: N/A Opening Bid: 0 Sale Date: N/A Sale Time: N/A	Reference #: N/A Trustee Address: BOX 88071 Trustee City: Milwaukee Trustee State: WI Trustee Zip: 53288 Trustee Phone: 4142788060 Lender: Jpmorgan Chase Bank NA Lender Address: PO Box 1169 Lender City: Milwaukee Lender State: WI Lender Zip: 53201	Equity Amount: 122701
propId: 47581725 Recorded: 7/20/2012 Amount: \$52,649 Street Address: 1935 56th St City: Kenosha State: WI Zip: 53140 Sq Ft: 518 Beds: 1 Bath: 1 Status: Pre-Foreclosure County: Kenosha County Parcel Number: 1222331354001 Doc Number: 1678154 Type: RMFD	Year Built: 1910 Lot Size: 6969 Land Total: 23600 Improvements: 30000 Balance: 0 Loan Date: N/A Loan Doc #: N/A Trans Date: N/A Trans Value: 0 Default Amt: 0 Entered On: 8/9/2012 7:05:00 PM Last Payment: N/A Opening Bid: 0 Sale Date: N/A Sale Time: N/A	Sale Address: N/A Sale City: N/A Owner(s): Michael S. Weddel Trustee: Madrigrano Aiello & Santarelli LLC Reference #: N/A Trustee Address: 1108-56 TH STREET Trustee City: Kenosha Trustee State: WI Trustee Zip: 53140 Trustee Phone: 2626572000 Lender: Am Community Credit Union Lender Address: N/A Lender City: N/A Lender State: N/A Lender Zip: N/A	Lender Phone: N/A Estimated Market Value: 53988 Total Loans: 48800 LTV: 90 Equity Amount: 5188
propId: 47581729 Recorded: 7/27/2012 Amount: \$81,184 Street Address: 1904 61st St City: Kenosha State: WI Zip: 53143 Sq Ft: 1729 Beds: 4 Bath: 2 Status: Pre-Foreclosure County: Kenosha County Parcel Number: 512306227016 Doc Number: 1678598 Type: RDUP	Year Built: 1903 Lot Size: 7840 Land Total: 27200 Improvements: 98800 Balance: 0 Loan Date: N/A Loan Doc #: N/A Trans Date: N/A Trans Value: 0 Default Amt: 0 Entered On: 8/9/2012 7:05:00 PM Last Payment: N/A Opening Bid: 0 Sale Date: N/A Sale Time: N/A	Sale Address: N/A Sale City: N/A Owner(s): Peter J. Strobusch Trustee: Gray & Association LLP Reference #: N/A Trustee Address: BOX 88071 Trustee City: Milwaukee Trustee State: WI Trustee Zip: 53288 Trustee Phone: 4142788060 Lender: Phh Mortgage Corporation Lender Address: N/A Lender City: N/A Lender State: N/A Lender Zip: N/A	Lender Phone: N/A Estimated Market Value: 78124 Total Loans: 0 LTV: 0 Equity Amount: 78124
propId: 47796788 Recorded: 8/14/2012 Amount: \$72,143 Street Address: 6314 10th Ave City: Kenosha State: WI Zip: 53143 Sq Ft: 1600 Beds: 2 Bath: 2 Status: Pre-Foreclosure County: Kenosha County Parcel Number: 512306135019 Doc Number: 1680010 Type: RDUP	Year Built: 1920 Lot Size: 5662 Land Total: 23800 Improvements: 87400 Balance: 0 Loan Date: N/A Loan Doc #: N/A Trans Date: N/A Trans Value: 0 Default Amt: 0 Entered On: 8/22/2012 6:15:00 PM Last Payment: N/A Opening Bid: 0 Sale Date: N/A Sale Time: N/A	Sale Address: N/A Sale City: N/A Owner(s): Maria Serrato Trustee: Blommer Peterman SC Reference #: N/A Trustee Address: 13700 West Greenfield Avenue Trustee City: Brookfield Trustee State: WI Trustee Zip: 53003 Trustee Phone: 2627905719 Lender: Bank Of America NA Lender Address: N/A Lender City: N/A Lender State: N/A Lender Zip: N/A	Lender Phone: N/A Estimated Market Value: 74413 Total Loans: 0 LTV: 0 Equity Amount: 74413
propId: 47796821 Recorded: 8/3/2012 Amount: \$75,983 Street Address: 6347 28th Ave City: Kenosha State: WI Zip: 53143 Sq Ft: 1588 Beds: 3 Bath: 2 Status: Pre-Foreclosure County: Kenosha County Parcel Number: 112201152009 Doc Number: 1679300 Type: RDUP	Year Built: 1908 Lot Size: 6534 Land Total: 33100 Improvements: 92900 Balance: 0 Loan Date: N/A Loan Doc #: N/A Trans Date: N/A Trans Value: 0 Default Amt: 0 Entered On: 8/22/2012 6:15:00 PM Last Payment: N/A Opening Bid: 0 Sale Date: N/A Sale Time: N/A	Sale Address: N/A Sale City: N/A Owner(s): Herbert A. Johnson Trustee: Blommer Peterman SC Reference #: N/A Trustee Address: 13700 West Greenfield Avenue Trustee City: Brookfield Trustee State: WI Trustee Zip: 53003 Trustee Phone: 2627905719 Lender: The Bank Of New York Mellon Lender Address: 7195 CORPORATE DR Lender City: Plano Lender State: TX Lender Zip: 75024	Lender Phone: N/A Estimated Market Value: 72481 Total Loans: 0 LTV: 0 Equity Amount: 72481

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<p>propId:42520497 Recorded:7/23/2011 Amount:\$64,817 Street Address:5021 19th Ave City:Kenosha State:WI Zip:53140 Sq Ft:2178 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:1222331251008 Doc Number:1650145 Type:RDUP</p>	<p>Year Built:1911 Lot Size:6098 Land Total:27400 Improvements:105700 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:8/1/2011 5:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Curt F. Nelson Trustee:Madrigano Aiello & Santarelli LLC Reference #:N/A Trustee Address:1108-56 TH ST Trustee City:Kenosha Trustee State:WI Trustee Zip:53140 Trustee Phone:2626572000 Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:65340 Total Loans:119400 LTV:183 Equity Amount:-54060</p>
<p>propId:42520514 Recorded:7/7/2011 Amount:\$72,169 Street Address:5020 28th Ave City:Kenosha State:WI Zip:53140 Sq Ft:1562 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0922236152014 Doc Number:1648869 Type:RDUP</p>	<p>Year Built:1923 Lot Size:6098 Land Total:0 Improvements:0 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:8/1/2011 5:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Mark E. Kubart Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:67963 Total Loans:0 LTV:0 Equity Amount:67963</p>
<p>propId:42520529 Recorded:7/1/2011 Amount:\$42,859 Street Address:2107 64th St City:Kenosha State:WI Zip:53143 Sq Ft:1260 Beds:2 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0512306255002 Doc Number:1648575 Type:RDUP</p>	<p>Year Built:0 Lot Size:0 Land Total:0 Improvements:0 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:8/1/2011 5:27:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Jennifer L. Levandoski Trustee:Blommer Peterman SC Reference #:N/A Trustee Address:13700 West Greenfield Avenue Trustee City:Brookfield Trustee State:WI Trustee Zip:53003 Trustee Phone:2627905719 Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:40731 Total Loans:0 LTV:0 Equity Amount:40731</p>
<p>propId:43097583 Recorded:8/17/2011 Amount:\$104,277 Street Address:6037 32nd Ave City:Kenosha State:WI Zip:53142 Sq Ft:1752 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0112201202011 Doc Number:1651649 Type:RDUP</p>	<p>Year Built:1926 Lot Size:7405 Land Total:38000 Improvements:126200 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:9/4/2011 7:33:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Ronald Friedrich Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:102666 Total Loans:0 LTV:0 Equity Amount:102666</p>
<p>propId:43097615 Recorded:8/8/2011 Amount:\$63,500 Street Address:6111 Sheridan Rd City:Kenosha State:WI Zip:53143 Sq Ft:2500 Beds:4 Bath:4 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0512306103008 Doc Number:1650856 Type:RQUA</p>	<p>Year Built:1923 Lot Size:4791 Land Total:38000 Improvements:149200 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:9/4/2011 7:33:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Deborah A. Storczer Trustee:Kohner Mann & Kailas Sc Reference #:N/A Trustee Address:13700 W GREENFIELD AVE Trustee City:Brookfield Trustee State:WI Trustee Zip:53005 Trustee Phone:N/A Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A</p>	<p>Lender Phone:N/A Estimated Market Value:110900 Total Loans:0 LTV:0 Equity Amount:110900</p>
<p>propId:43538946 Recorded:9/1/2011 Amount:\$128,544 Street Address:5412 40th Ave</p>	<p>Year Built:0 Lot Size:0 Land Total:41100 Improvements:138800</p>	<p>Sale Address:N/A Sale City:N/A Owner(s):Kathy A. Oglesby Trustee:Gray & Association LLP</p>	<p>Lender Phone:N/A Estimated Market Value:129488 Total Loans:0 LTV:0</p>

City:Kenosha State:WI Zip:53144 Sq Ft:1645 Beds:4 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0822235412022 Doc Number:1652638 Type:RDUP	Year Built:N/A Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:9/29/2011 12:03:00 AM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A	Equity Amount:128900
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propId:44165343 Recorded:10/4/2011 Amount:\$169,000 Street Address:1520 Sheridan Rd City:Kenosha State:WI Zip:53140 Sq Ft:1262 Beds:3 Bath:1 Status:Pre-Foreclosure County:Kenosha County Parcel Number:8142231840805 Doc Number:1654895 Type:RMFD	Year Built:1920 Lot Size:37461 Land Total:74400 Improvements:94600 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:11/1/2011 6:31:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Kostando Gochis Trustee:Gray & Association LLP Reference #:N/A Trustee Address:BOX 88071 Trustee City:Milwaukee Trustee State:WI Trustee Zip:53288 Trustee Phone:4142788060 Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:204259 Total Loans:0 LTV:0 Equity Amount:204259
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propId:44165364 Recorded:10/7/2011 Amount:\$143,947 Street Address:4534 32nd Ave City:Kenosha State:WI Zip:53144 Sq Ft:1928 Beds:5 Bath:4 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0922236202009 Doc Number:1655265 Type:RDUP	Year Built:2002 Lot Size:7840 Land Total:39900 Improvements:220600 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:11/1/2011 6:31:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Nick L. Torresin Trustee:Kohner Mann & Kailas SC Reference #:N/A Trustee Address:4650 N PORT WASHINGTON ROAD Trustee City:Milwaukee Trustee State:WI Trustee Zip:53212 Trustee Phone:4149625110 Lender:N/A Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:135766 Total Loans:0 LTV:0 Equity Amount:135766
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propId:44969883 Recorded:12/15/2011 Amount:\$118,000 Street Address:6806 24th Ave City:Kenosha State:WI Zip:53143 Sq Ft:1269 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0112201403023 Doc Number:1660829 Type:RDUP	Year Built:1900 Lot Size:3484 Land Total:28300 Improvements:89700 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:12/28/2011 7:54:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Ramiro Flores Trustee:Johnson Blumberg & Association Reference #:N/A Trustee Address:39 S Lasalle St Trustee City:Chicago Trustee State:IL Trustee Zip:60603 Trustee Phone:N/A Lender:Bac Home Loans Services LP Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:89284 Total Loans:151699 LTV:170 Equity Amount:62415
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propId:44969893 Recorded:12/14/2011 Amount:\$172,200 Street Address:6106 32nd Ave City:Kenosha State:WI Zip:53142 Sq Ft:1839 Beds:4 Bath:3 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0112201206027 Doc Number:1660703 Type:RDUP	Year Built:1900 Lot Size:5227 Land Total:35000 Improvements:137200 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:12/28/2011 7:54:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Melissa Granger Trustee:Johnson Blumberg & Association Reference #:N/A Trustee Address:39 S Lasalle St Trustee City:Chicago Trustee State:IL Trustee Zip:60603 Trustee Phone:N/A Lender:Bac Home Loans Services LP Lender Address:N/A Lender City:N/A Lender State: Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:117574 Total Loans:174757 LTV:149 Equity Amount:-57183
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propId:45399929 Recorded:1/20/2012 Amount:\$69,900 Street Address:5905 32nd Ave City:Kenosha State:WI Zip:53144 Sq Ft:1309 Beds:3 Bath:2 Status:Pre-Foreclosure County:Kenosha County Parcel Number:0922236382005 Doc Number:1663242 Type:RDUP	Year Built:1913 Lot Size:5662 Land Total:29600 Improvements:87900 Balance:0 Loan Date:N/A Loan Doc #:N/A Trans Date:N/A Trans Value:0 Default Amt:0 Entered On:1/31/2012 6:29:00 PM Last Payment:N/A Opening Bid:0 Sale Date:N/A Sale Time:N/A	Sale Address:N/A Sale City:N/A Owner(s):Michael Widmar Trustee:Blommer Peterman SC Reference #:N/A Trustee Address:13700 West Greenfield Avenue Trustee City:Brookfield Trustee State:WI Trustee Zip:53003 Trustee Phone:2627905719 Lender:CitiMortgage Lender Address:N/A Lender City:N/A Lender State:N/A Lender Zip:N/A	Lender Phone:N/A Estimated Market Value:95723 Total Loans:0 LTV:0 Equity Amount:95723
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KENOSHA NEWS

City buying rental property in Wilson Heights for single-family homes

BY MATTHEW OLSON
molson@kenoshanews.com

The city of Kenosha is looking to continue its efforts to reduce the number of four-unit rental properties in the Wilson Heights area.

The city's Redevelopment Authority voted last week to acquire a four-unit property at 4810 37th Ave. for the assessed value of \$114,800. The agency has sought to buy these properties in recent years when possible, community development specialist Zohrab Khaligian said, to demolish them and build single-family housing. The goal is to reduce the glut of rental property in this area, which has seen several incidents of violent crime in the last month.

"If we can buy a four-plex below market value that is going into foreclosure, we'll pursue it," Khaligian said.

The city identified 60 four-unit rentals in the Wilson Heights area, from 45th and 50th streets from 36th and 38th Avenues, and has been able to purchase 10 of those units in recent years. But the city is focusing closely on 37th Avenue, south of 48th Street, where there are only 10 four-unit rental properties remaining.

"These properties are concentrated and we need to chip away at the center," Khaligian said. "If something goes into foreclosure, we've been able to get it."

The city is also looking to be more proactive.

The city notified all owners of four-unit apartments at the start of the year in the Wilson Heights Neighborhood if any were interested in selling their properties. The city purchased one, 4804 37th Ave., earlier this year and was then approached on the 4810 37th Ave. property.

The owner was seeking \$120,000 for the property, but the city would only agree to proceed with the purchase at the assessed value of \$114,800.

"If that offer is acceptable to the owner, we can move to close on the sale," Khaligian said.

The agency's budget would need to be adjusted to buy the building. The Redevelopment Authority has about \$362,000 set aside for purchase, demolition and property maintenance as part of the Wilson Heights program.

While the city still has many four-unit rental properties in the area, Khaligian hopes that momentum can soon pick up.

"With the city owning the Madrigrano Center, 3712 50th St., there could be four to six family home lots on that site," Khaligian said. "It's not a good market to build a new home now, but we're hoping it is looking good in two or three years when they will be ready to build. We can make an impact."

The city estimates that acquiring the remaining four-unit rentals on 37th Avenue could take another three-and-a-half years.

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Address: 4717 36th Ave Kenosha, WI 53144 **County:** Kenosha **MLS #:**

	Property Type: Multi-Family Status: Incomplete Tax Key: 0922236226015 Zoning: R2	List Price: \$99,900 Taxes: \$3,625 Tax Year: 2011
	Flood Plain: No Occ. Permit Required: N	Year Built: 1961 Lot Size: 60 x 110
	School District: Kenosha High School: Middle School: Elem. School:	Subdivision: Subd. Dues/Yr.: \$ Body of Water: Days On Market: 28

Directions: 45th St to 36th Ave
Coordinates: 42N 87W

Unit Details					Total Units: Sched Gross Income \$ 0 Vac Allow: 0 Gross Operating Inc. \$ 0 Total Operating Exp. \$ 0 Net Operating Income \$ 0 Laundry: Common	Inside Parking: 0 Outside Parking: 8 Occupied: Code Comp: DILHR:
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4		
Avg Rent \$	0					
# Units	0					

Type: Apartment Building # of Stories: 1-2 Stories # of Acres: Less than 1/2 Exterior: Brick; Wood Roofing: Composition Garage/Parking: Outdoor Space 1st Type Unit: 2 Bedrooms 2nd Type Unit: 2 Bedrooms 3rd Type Unit: 2 Bedrooms 4th Type Unit: 2 Bedrooms Owner Pays: Water Tenant Pays: Cooking Gas; Heat; Electric Basement: Full	Heating/Cooling: Natural Gas Water/Waste: Municipal Water; Municipal Sewer Municipality: City Financing Available: In foreclosure/REO; Short Sale Seller Owned: None Seller Leased: None Tenant Provides: None Documents On File: Other Estimated Age: 41-60 Years Estimated SqFt #1: 751-1000 Estimated SqFt #2: 751-1000 Estimated SqFt #3: 751-1000 Estimated SqFt #4: 751-1000
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Remarks: SHORT SALE
Private Remarks: SHORT SALE - PENDED BEFORE PRINT
Showing Information: Call listing Agent

Sub Agent Comm.: 2.0 Buyer Agent Comm.: 2.0 Limited/Unserviced: No	Excl. Agency Contract: N Var. Comm.: N Named Prospects: N	Broker Owned: N Owner: Of Record Bonus to Broker:	Listing Date: 09/01/2012 Expiration Date: 09/02/2013
---	--	--	---

Listing Office: Weichert REALTORS Precision: precision
Listing Agent: Ralph Nudi - Broker/Owner : nur3716
LA Address: 4235 Green Bay Rd. Suite 202 Kenosha, WI 53142

Ph: 262-656-7171 **Ph:** 262-656-7171 **Cell:**
Fax: 262-656-7011 **Fax:** 262-656-7011
URL: <http://www.MyWeichertHomeSearch.com> **Email:** reow i@weichert.com



Full Report

Property Location : 4717 36TH AVE

Owner :

Lund Randy J
12226 N Bonnie Brook LN
Beach Park, IL 60087

Owner Occupied:
Property Address :
4717 36TH AVE **MY!**
Kenosha, WI 53144-3623

County: Kenosha
Taxed by: City Of Kenosha
Taxkey # 09-222-36-226-015

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2011	Commercial	\$ 28,000	\$ 115,900	\$ 143,900	0.000 -		1.000677520
2010	Commercial	\$ 28,000	\$ 115,900	\$ 143,900	-38.766 ↓		0.939156920
2009	Commercial	\$ 28,000	\$ 207,000	\$ 235,000	0.000 -		0.996148429
2008	Commercial	\$ 28,000	\$ 207,000	\$ 235,000	0.000 -		0.979545968
2007	Commercial	\$ 28,000	\$ 207,000	\$ 235,000	0.000 -		0.962054862
2006	Commercial	\$ 28,000	\$ 207,000	\$ 235,000	48.359 ↑		0.996141106
2005	Commercial	\$ 24,000	\$ 134,400	\$ 158,400	0.000 -		0.939459830
2004	Commercial	\$ 24,000	\$ 134,400	\$ 158,400	20.000 ↑		0.994362021
2003	Commercial	\$ 24,000	\$ 108,000	\$ 132,000	0.000 -		0.939331887

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2011				\$3,632.45				\$3,632.45
2010				\$3,663.56				\$3,663.56
2009				\$5,059.43				\$5,059.43
2008				\$4,967.47				\$4,967.47
2007	\$4,945.74			\$4,945.74				\$4,945.74
2006	\$4,826.47			\$4,826.47				\$4,826.47
2005								\$3,593.86
2004								\$3,666.87
2003								\$3,342.98

Assessor

Building Square Feet :	Year Built :	Township : 2N
Bedrooms :	Year Remodeled :	Range : 22E
Full Baths :	Effective Year Built :	Section : 36
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use : 4FAM4 Family Units	School District : 2793 Kenosha	
Zoning : RG-2 General Residential District	Historic Designation :	

Legal Description

Lot 47 Wilson Heights Sub PT NW 1/4 Sec 36 T 2 R 22 V 949 P 845 DOC#1362490 DOC#1473713

Sales

Conveyance Date : 3/17/2006	Date Recorded : 3/24/2006	Value/Sale Price : \$ 248,000.00
Grantor Name : Isleson Living Trust		Transfer Fee : \$ 744.00
Grantee Name : Lund Randy J		Document# : 1473713

Conveyance Instrument : Other Instrument**Conveyance Type** : Sale Or Land Contract**Conveyance Date** : 3/17/2006**Date Recorded** : 3/24/2006**Value/Sale Price** : \$ 248,000.00**Grantor Name** : Isleson Living Trust**Transfer Fee** : \$ 744.00**Grantee Name** : Lund Randy J**Document#** : 1473713**Conveyance Instrument** : Other Instrument**Conveyance Type** : Sale Or Land Contract

Information is supplied by seller and other third parties and has not been verified.

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Prepared by Ralph Nudi - Broker/Owner on Friday, September 28, 2012 3:49 PM

Address: 4723 36th Ave Kenosha, WI County: Kenosha

MLS #:

Property Type: Multi-Family
Status: Incomplete
Tax Key: 0922236226016
Zoning:

List Price: \$99,900
Taxes: \$3,632
Tax Year: 2011

Flood Plain: No
Occ. Permit Required: N

Year Built: 1961
Lot Size:

School District: Kenosha
High School:
Middle School:
Elem. School:

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 28

Directions: 45th to 36th Ave
Coordinates: 42N 87W

Unit Details

	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4
Avg Rent \$	0			
# Units	0			

Total Units: 4
Sched Gross Income \$ 0
Vac Allow: 0
Gross Operating Inc. \$ 0
Total Operating Exp. \$ 0
Net Operating Income \$ 0
Laundry:

Inside Parking: 0
Outside Parking: 8
Occupied: No
Security Deposit: No
Code Comp: No
DILHR: No

Type: Apartment Building

of Stories: 1-2 Stories

of Acres: Less than 1/2

Exterior: Brick

Roofing: Composition

Garage/Parking: Underground Garage

1st Type Unit: 2 Bedrooms

2nd Type Unit: 2 Bedrooms

3rd Type Unit: 2 Bedrooms

4th Type Unit: 2 Bedrooms

Owner Pays: None; Water

Tenant Pays: Cooking Gas; Heat; Electric

Basement: Full

Heating/Cooling: Natural Gas

Water/Waste: Municipal Water; Municipal Sewer

Municipality: City

Financing Available: In foreclosure/REO; Short Sale

Tenant Provides: None

Documents On File: Other

Estimated SqFt #1: 751-1000

Estimated SqFt #2: 751-1000

Estimated SqFt #3: 751-1000

Estimated SqFt #4: 751-1000

Remarks: SHORT SALE

Private Remarks: SHORT SALE

Showing Information: Call Listing Office

Sub Agent Comm.: 2.0

Excl. Agency Contract: N

Broker Owned: N

Buyer Agent Comm.: 2.0

Var. Comm.: N

Owner: of Record

Listing Date: 09/01/2012

Limited/Unserviced: No

Named Prospects: N

Bonus to Broker:

Expiration Date: 09/02/2013

Listing Office: Weichert REALTORS Precision:
precision

Listing Agent: Ralph Nudi - Broker/Owner:
nur3716

LA Address: 4235 Green Bay Rd. Suite
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Kenosha, WI 53144-3625

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Taxed by: City Of Kenosha
Taxkey # 09-222-36-226-016

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2010				\$3,663.56				\$3,663.56
2009				\$5,059.43				\$5,059.43
2008				\$4,967.47			\$157.34	\$5,124.81
2007	\$4,945.74			\$4,945.74				\$4,945.74
2006	\$4,826.47			\$4,826.47				\$4,826.47
2005								\$3,593.86
2004								\$3,666.87
2003								\$3,342.98

Assessor

Building Square Feet :	Year Built :	Township : 2N
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Full Baths :	Effective Year Built :	Section : 36
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use : 4FAM4 Family Units	School District : 2793 Kenosha	
Zoning : RG-2 General Residential District	Historic Designation :	

Legal Description

Lot 48 Wilson Heights Sub PT NW 1/4 Sec 36 T 2 R 22 V 949 P 845 DOC#1362490 DOC#1475101 DOC#1513247

Sales

Conveyance Date : 1/31/2007	Date Recorded : 3/9/2007	Value/Sale Price : \$ 245,000.00
Grantor Name : The Asleson Living Trust		Transfer Fee :
Grantee Name : Lund Randy J		Document# : 1513247
Conveyance Instrument : Warranty/ Condo Deed	Conveyance Type : Deed In Satisfaction Of Land Contract	
Conveyance Date : 1/31/2007	Date Recorded : 3/9/2007	Value/Sale Price : \$ 245,000.00

Grantor Name : The Asleson Living Trust	Transfer Fee :	
Grantee Name : Lund Randy J	Document# : 1513247	
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Deed In Satisfaction Of Land Contract	

Conveyance Date : 3/17/2006	Date Recorded : 4/6/2006	Value/Sale Price : \$ 245,000.00
Grantor Name : Asleson Living Trust	Transfer Fee : \$ 735.00	
Grantee Name : Lund Randy J	Document# : 1475101	
Conveyance Instrument : Land Contract	Conveyance Type : Sale Or Land Contract	

Information is supplied by seller and other third parties and has not been verified.

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Prepared by Ralph Nudi - Broker/Owner on Friday, September 28, 2012 3:58 PM

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<p>Community Development Division 625 52nd Street – Room 204 262.653.4030</p>	<p><i>Redevelopment Authority of the City of Kenosha Fact Sheet</i></p>	<p>October 30, 2012 5:00 p.m.</p>	<p>Item 3</p>
<p><i>Wilson Redevelopment Project - Targeted Area Acquisitions</i></p>			

LOCATION:

Boundaries: north - 45th Street east - 35th Avenue
south - 50th Street west - 38th Avenue

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Kennedy, has been notified.

ANALYSIS:

- The Redevelopment Authority is targeting potential foreclosures to purchase properties at their lowest possible value. The Authority is also assembling the block of properties on 37th Avenue south of 48th Street for reuse prior to assembling every four unit apartment.
- The attached map and spreadsheet shows the ten (10) remaining four unit apartments on 37th Avenue south of 48th Street. Based on current assessed values and average demolition costs of \$20,000, the total amount needed to assemble the remaining apartments is \$1,389,800. This includes the acquisition and demolition of 4810 37th Avenue for \$134,800.
- Fund 461's current balance is \$255,568, less \$100,000 for a potential foreclosure acquisition, \$60,000 for the demolition of 4702 36th Avenue, 4628 37th Avenue and 4804 37th Avenue, and approximately \$4,000 for property maintenance. This leaves an unobligated balance of approximately \$91,568.
- Attached is the Administration's updated proposed 2013 CIP sheet for the Redevelopment Authority's Fund 461. A total of \$400,000 is designated for acquisition in 2013.
- Based on the unobligated balance of approximately \$91,568 and the proposed 2013 acquisition budget of \$400,000, the Redevelopment Authority would have a total of \$491,568 to continue to acquire the remaining four unit apartments on 37th Avenue south of 48th Street (plus \$100,000 to acquire a potential foreclosure).
- Attached is the Amendment to the Offer to Purchase 4810 37th Avenue, which was accepted by Lentz Partners. During the execution of the Amendment, Charlie Labanowsky, representative from Lentz Partners mentioned the partners may be listing all of their four unit apartments for sale.
- After 4810 37th Avenue is acquired and demolished, there would be \$356,768 left to assemble two more four unit apartments (at \$134,800 each) or three more four unit apartments (at \$118,923 each).

RECOMMENDATION:

A recommendation is made to direct Staff to negotiate an Offer to Purchase the three (3) remaining four unit apartments owned by Lentz Partners on the west side of 37th Avenue south of 48th Street.



 A. Zohrab Khaligian, Community Development Specialist
 /u2/acct/cp/ckays/1RACK/2012/Oct30/fact-target acquisition.odt



 Jeffrey B. Labahn, Director

City of Kenosha

Redevelopment Options Wilson Neighborhood



**2013-2017
CITY OF KENOSHA
CAPITAL IMPROVEMENT PLAN**

Project Number: RA-95-001
Project Name: General Acquisition

Description: Funds are for acquisition to prevent the spread of slum and blighted property located within designated redevelopment areas.

Funds can be used to acquire property located outside of designated Redevelopment Areas with the approval of the Common Council.

Location: Adopted Designated Redevelopment Areas

Justification: The elimination of slum and blighted areas provides immediate relief from the negative influence of blight and encourages stability in the neighborhood. This is accomplished by providing land for new facilities and amenities through public/private partnerships. In the long run, redevelopment of these areas will contribute to the sound growth and improvement of the City.

Comprehensive Plan/Report

Name:
Date:

Estimate/Source: Capital costs are determined at the time projects are identified.

Change in Annual Operating Costs: Neutral -

Expenditures

Description	Approved 2012	Requested					Total Requested 2013-2017
		2013	2014	2015	2016	2017	
Property Maintenance	12,000	12,000	12,000	12,000	12,000	12,000	60,000
Foreclosure Acquisition	100,000						
Planned Acquisition	250,000	400,000	300,000	300,000	250,000	250,000	1,500,000
Total	362,000	412,000	312,000	312,000	262,000	262,000	1,560,000

Funding

Source	Approved 2012	Requested					Total Requested 2013-2017
		2013	2014	2015	2016	2017	
CIP	362,000	412,000	312,000	312,000	262,000	262,000	1,560,000
Total	362,000	412,000	312,000	312,000	262,000	262,000	1,560,000

WB-40 AMENDMENT TO OFFER TO PURCHASE

**Caution: Use A WB-40 Amendment If Both Parties Will Be Agreeing To Modify The Terms Of The Offer.
Use A WB-41 Notice If A Party Is Giving A Notice Which Does Not Require The Other Party's Agreement.**

1 Buyer and Seller agree to amend the Offer dated August 27, 2012, and accepted September 24, 2012, for
2 the purchase and sale of real estate at 4810 37th Avenue, Kenosha, Wisconsin

- 3 _____ as follows:
- 4 Closing date is changed from October 31, 2012, to January 31, 2013.
- 5 Purchase price is changed from \$ _____ to \$ _____.
- 6 Occupancy date is changed from _____ to _____.
- 7 Occupancy charge is changed from \$ _____ to \$ _____.
- 8 Other: The date for the relocation of the tenant as set forth in Line 167 of the Offer is changed from October 15, 2012
9 to December 31, 2012.

11 The following sentence at Lines 435-436 is deleted: "This Offer is contingent upon Buyer obtaining an amendment by
12 October 15, 2012 of the Capital Improvement Plan allowing for the cost of purchasing and razing the Property."

14 This Offer is contingent upon the Common Council of the City of Kenosha approving by December 15, 2012 a minimum
15 budget of \$300,000.00 for the City of Kenosha Redevelopment Authority.

23 ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.
 24 This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the
 25 Party offering the Amendment on or before _____ (Time is of the Essence).
 26 Delivery of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless
 27 Otherwise provided in this Amendment.
 28 **NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and**
 29 **delivery as provided at lines 24-27.**

30 This Amendment was drafted by _____ on _____
31 _____ Licensee and Firm ^ Date ^

32 This Amendment was delivered by _____ on _____
33 _____ Licensee and Firm ^ Date ^

34 This Amendment was presented by _____ on _____
35 _____ Licensee and Firm ^ Date ^

36 (x) K. Marks 10-18-12
37 Buyer's Signature ^ Date ^ Seller's

38 Print name ^ Katherine Marks, Chairperson,
Kenosha Redevelopment Authority

39 (x) _____
40 Buyer's Signature ^ Date ^ Seller's

41 Print name ^

(x) Charles J. Labanowsky
Signature ^ Date ^

Print name ^ Charles J. Labanowsky,
Lentz Partners, LLC

(x) _____
Signature ^ Date ^

Print name ^

42 This Amendment was rejected by _____ on _____
43 _____ Party Name ^ Date ^