

Document Number

**AFFIDAVIT  
Title of Document**

**DOC # 11478563**

**RECORDED**

**01/15/2025 10:30 AM**

**ISRAEL RAMON**

**REGISTER OF DEEDS**

**Milwaukee County, WI**

**AMOUNT: 30.00**

**TRANSFER FEE:**

**FEE EXEMPT #:**

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

Recording Area

Name and Return Address

**Six Points Square LLC**

**Attn: Jeffrey Hook**

**2921 North 70<sup>th</sup> Street**

**Milwaukee, WI 53210**

Parcel Identification Number (PIN): See Exhibit A

**Drafted By:**

**Attorney Nicholas G. Chmurski**

**O'Neil, Cannon, Hollman, DeJong & Laing S.C.**

**111 E. Wisconsin Avenue, Suite 1400**

**Milwaukee, WI 53202**

# AFFIDAVIT

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF MILWAUKEE )

Patrick Schloss ("Affiant"), being duly sworn, deposes and states as follows:

1. I am the Executive Director of the Community Development Authority for the City of West Allis (the “CDA”), with an address of 7525 W. Greenfield Avenue, West Allis, Wisconsin 53214.

2. The CDA was created by ordinance of the City of West Allis, pursuant to Section 66.1335 of the Wisconsin Statutes, and is a separate body politic of the City of West Allis, a municipal corporation.

3. The City of West Allis is the owner of the real estate located at 6400 W. Greenfield Avenue in the City of West Allis and further described on Exhibit A attached hereto (the “Property”).

4. On October 6, 1977, Milwaukee County, a municipal body corporate, executed a Quit Claim Deed transferring the real estate described on Exhibit A to the City of West Allis, which was recorded on October 7, 1977, as Document No. 5149987, attached as Exhibit B, which contained a condition that in the event the Property was ever sold, Milwaukee County would be paid all sums of money in excess of the purchase price for the lot, the building, and any subsequent capital improvements (the “Restriction”).

5. As the Executive Director the CDA, I work closely with the City of West Allis in conjunction with the development of real property located within the City of West Allis. As a result, I am intimately familiar with the Property and the Restriction.

6. I requested, on behalf of the City of West Allis, that Milwaukee County release the Restriction from the Property.

7. On October 3, 2024, I received a letter from Milwaukee County, attached hereto as Exhibit C (the “Release Letter”), confirming that (a) the City of West Allis will meet its obligations under the Restriction if the City of West Allis sells the Property for less than \$11,500, and (b) the Restriction will not apply to future owners of the Property.

8. The City of West Allis is selling the Property to Six Points Square LLC, a Wisconsin limited liability company, for One Dollar and No/100 (\$1.00), thus the City of West Allis will

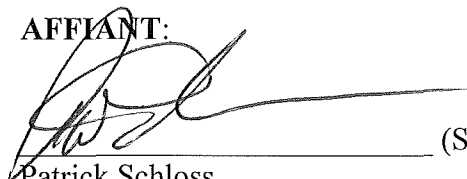
satisfy its obligations under the Restriction upon consummation of that sale.

9. Affiant makes this Affidavit for the purpose of providing notice that the City of West Allis has satisfied its obligations under the Restriction and the Restriction will no longer burden the Property or future owners of the Property.

[Signature Page Follows]

ADDENDUM  
TO AFFIDAVIT  
AFFIANT'S SIGNATURE

AFFIANT:

  
\_\_\_\_\_(SEAL)  
Patrick Schloss

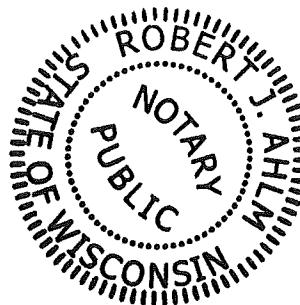
ACKNOWLEDGMENT

STATE OF WISCONSIN                    )  
  )ss  
Milwaukee COUNTY                    )

Personally, came before me this 17<sup>th</sup> day of December 2024, the above-named **Patrick Schloss**, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\*  \_\_\_\_\_

Name: Robert J Ahlm  
Notary Public, State of Wisconsin  
My Commission expires 2/10/2026



**EXHIBIT A**

**Property**

Parcel A:

Lot numbered One (1), and the East Ten (10) feet of Lot numbered Two (2) in Block numbered One (1), in FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, in the Southeast 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Also

The West Twenty (20) feet of Lot Two (2), all of Lot Three (3) and the East Ten (10) feet of Lot Four (4), in Block One (1), in the FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, of a part of the South East One-quarter (1/4) of Section Thirty-four (34), Township Seven (7) North, Range Twenty-one (21) East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Tax Parcel No. 439-0141-001

Property Address: 6400 West Greenfield Avenue

**EXHIBIT B**

**Restriction**

[see attached]

\*306  
119987 A 013  
301-7-77 958641 0

THIS INDENTURE, Made this 6<sup>th</sup> day of October, A. D., 1977,  
between Milwaukee County, a municipal body corporate duly organized and existing under and by virtue of the  
laws of the State of Wisconsin, located at Milwaukee County, Wisconsin, party of the first part, and City of  
West Allis, a municipal corporation, duly organized and existing under and by virtue  
of the laws of the State of Wisconsin located at Milwaukee County, Wisconsin - - -  
- - - - - party Y of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Eleven  
Thousand Five Hundred and 00/100 (\$11,500.00) Dollars - - - - -  
- - - - -  
to it paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged,  
has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents  
does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part Y of the second  
part, its successors ~~XXXX~~ and assigns forever, the following described real estate, situated in the  
County of Milwaukee and State of Wisconsin, to-wit:

Lot numbered One (1), and the East Ten (10) feet of Lot  
numbered Two (2) in Block numbered One (1), in First Cont.  
of Soldiers Home Heights, in the Southeast 1/4 of Section  
34, Township 7 North, Range 21 East, in the City of West  
Allis, County of Milwaukee, State of Wisconsin.

5149987

REGISTER'S OFFICE  
Milwaukee County, Wis. *phss*  
RECORDED AT 10.05 M

OCT - 7 1977  
REEL 1056 IMAGE 1691 - 1692  
*Wanna. Sample*  
REGISTER OF DEEDS

FEE  
# 77.25(2)  
EXEMPT

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

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances,  
unto the said part Y of the second part, and to his heirs and assigns FOREVER.

AND THE SAID Milwaukee County, party of the first part, for itself and its successors, does covenant,  
grant, bargain and agree to and with the said part Y of the second part, his heirs and  
assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above  
described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple,  
and that the same are free and clear from all incumbrances whatever, except laws and ordinances regulating and  
restricting the use of the above described premises, and except deferred payments, if any, for sewer and water  
main connections not shown on the tax roll, **and except recorded easements and restrictions, if**  
**any.**

This conveyance is made subject to the condition that in the event the subject  
property is ever sold, the County of Milwaukee shall be paid all sums of money in  
excess of purchase price of lot, the building, and any subsequent capital improve-  
ments.

and that the hereinabove bargained premises in the quiet and peaceable possession of the said part..... of the second part, its successors..... ~~and~~ and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

IN WITNESS WHEREOF, the said Milwaukee County, party of the first part, has caused these presents to be signed by F. Thomas Ament....., Chairman of its County Board of Supervisors, and countersigned by Thomas E. Zablocki....., its County Clerk, at Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed, this 6th..... day of October..... 19 77.....

Signed and sealed in presence of

MILWAUKEE COUNTY

Naomi S. Lynch  
Naomi S. Lynch

X By F. Thomas Ament  
F. Thomas Ament  
Chairman, County Board of Supervisors

Shirley A. Trawicki  
Shirley A. Trawicki

Countersigned:  
Thomas E. Zablocki  
Thomas E. Zablocki  
County Clerk

STATE OF WISCONSIN }  
MILWAUKEE COUNTY } ss.

Personally came before me this 6th..... day of October....., A. D., 19 77.....  
F. Thomas Ament....., Chairman of the County Board of Supervisors, and  
Thomas E. Zablocki....., County Clerk, of Milwaukee County, to me known to be the persons who executed the foregoing instrument and to me known to be such Chairman of said County Board and such County Clerk, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Milwaukee County, by its authority, and pursuant to resolution file No. 77-717..... adopted by its County Board of Supervisors on September 8....., 19 77..... (Journal, page 1748..)

Evelyn Payne  
Evelyn Payne  
Notary Public, Milwaukee County, Wis.  
My commission expires July 9, 1978

No. ....  
MILWAUKEE COUNTY, a municipal body  
corporate of the State of Wisconsin,  
To  
City of West Allis  
A Municipal Corporation

# Warranty Deed

REGISTER'S OFFICE  
State of Wisconsin  
Milwaukee County  
Received for Record this..... day of  
....., A. D., 19.....  
at..... o'clock..... M., and recorded in  
Vol. .... of Deeds on page.....  
Register of Deeds

Return to:  
City of West Allis  
Public Works Dept.  
7525 W. Greenfield Ave.  
West Allis, WI. 53214



**EXHIBIT C**

**Release Letter**

[see attached]



DEPARTMENT OF  
ADMINISTRATIVE SERVICES  
Milwaukee County Courthouse  
901 N. 9th St., Room 308  
Milwaukee, WI 53233  
(414) 278-5353 (Voice), 711 (TRS)

October 3, 2024

Patrick Schloss  
Economic Development Executive Director  
City of West Allis  
7525 W. Greenfield Avenue  
West Allis, WI 53214

Dear Patrick Schloss:

Related to the deed restriction on 6400 W. Greenfield Avenue in West Allis, Wisconsin (Tax Key Number 439-0141-001), if the City of West Allis sells the property for less than \$11,500, they have met the obligations of the deed. This deed restriction does not apply to future owners.

Sincerely,

*Celia Benton*

Celia Benton  
Director of Economic Development  
Milwaukee County Department of Administrative Services  
633 W. Wisconsin Avenue, Suite 900  
Milwaukee, WI 53203