



HOSTAK, HENZL & BICHLER s.c.

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January 23, 2018

Mr. Scott Letteney
Office of the City Attorney
Racine City Hall
730 Washington Avenue, Room 201
Racine, WI 53403

Re: Mortgage on 1407 Ninth St., Racine, WI

Dear Mr. Letteney:

Our office is handling a transaction in which the property at 1407 Ninth Street in Racine is being sold. When we ordered the commitment for title insurance on the property, Knight Barry Title disclosed a mortgage in favor of the City of Racine recorded in 2007, a mortgage executed by Anthony Trevino. That mortgage covered the property which is subject to the sale of 1407 Ninth Street and some other real estate owned by Mr. Trevino.

In 2011, Mr. Trevino executed a warranty deed in favor of William They and Sally They, husband and wife, of a portion of Lot 14 to clear up some lot lines. Both William They and Sally They are now deceased and their ownership interest in 1407 Ninth Street transferred to their trust, the William and Sally They Revocable Trust dated September 22, 1993.

The question we now pose to the City of Racine is whether the city is willing to execute a partial release of the mortgage executed by Anthony Trevino in 2007 as to the property conveyed by Mr. Trevino to Mr. & Mrs. They in 2011.

We enclose copies of the following documents we have received from the title company on this issue:

1. 2007 mortgage executed by Anthony Trevino in favor of the city.
2. 2011 warranty deed executed by Anthony Trevino to Mr. & Mrs. They conveying a portion of Lot 14.

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3. Commitment for title insurance issued by Knight Barry Title Company, Inc. The mortgage in question is item #400 found on page 4 of the commitment.
4. Copy of the Racine County website for Anthony Trevino as to 1404 Tenth Street which shows, as to Lot 14, that the property in the 2011 warranty deed is excluded from the legal description for Lot 14.

Once you have had an opportunity to review this letter and the enclosed documents, please email me at jhill@hbb.com or call me at 632-7541 as to the city's position on this matter. Thank you.

Very truly yours,

HOSTAK, HENZL & BICHLER, S.C.



James W. Hill
jhill@hbb.com

JWH/sst
Enclosures