

Finance Dept.

PAY-IN-ORDER #

40551

Wep

2024

11-8

Date

Received From American Modern Property & Casualty Ins. Co

NO OF Eighteen Thousand Two Hundred + Sixty

00/100

DOLLARS

Fund / Account Number	Account Title / Purpose	Amount
41-811-4632	Escrow 325 E. 327 th St Todd + Julie Bemark Date of Loss: 9-21-24	\$ 18,260. ⁰⁰
	TOTAL	\$ 18,260. ⁰⁰

17417001

W. Kellogg
FINANCE DIRECTOR



American Modern Property and Casualty Insurance Company
7000 Midland Blvd
Amelia, OH 45102



*****ALL FOR AADC 440

5311|29|1



CITY OF WILLOWICK
30435 LAKE SHORE BLVD
WILLOWICK, OH 44095-4600

Insured Name: City of Willowick
Policy No: 100181088
Check Amount: \$18,260.00
Check No: 1710226932
Invoice No:

Claimant Name:
Claim No: 032686AB
Check Date: 10/30/2024
Date of Loss: 09/21/2024
Service Date:

Description:
Claim 032686AB





American Modern Property and Casualty Insurance Company

City of Willowick
30435 Lake Shore Blvd
Willowick, Ohio 44095-4624

October 30, 2024

RE: **Insured:** Whispering Woods
Claim Number: 032686AB
Policy Number: 100181088

Cause of Loss: Fire
Date of Loss: September 21, 2024

Dear City of Willowick:

Enclosed is a check for \$18,260 to be held in escrow in accordance with the City's Fire Demolition Holding Ordinance related to the fire which occurred for our insured Whispering Woods Management, LLC (Todd & Julie Bemak) for the property located at 325 E 327th St, Willowick, OH 44095. Mr. Bemak may be reached at 440-488-2906 with any questions.

Sincerely,
American Modern Property and Casualty Insurance Company
Eddie Grey
Adjuster

Phone: 513-947-5298
Fax: 513-688-3306
Email: egrey@amig.com



Cheryl Benedict

From: Sean Brennan
Sent: Thursday, July 31, 2025 1:58 PM
To: Cheryl Benedict

Hi Cheryl
Please see attached copy of new escrow hold and estimate for home and garage demolition, The owner is selling the property.
Please release funds back to owner Todd Bemak, PO BOX 807 WILLOUGHBY OH **44096**.
The zip is 44096

Thanks

Sean Brennan
Chief Housing & Zoning Inspector
440-516-3000

Sean Brennan
Chief Housing & Zoning Inspector
440-516-3000



National Title Experts, LLC
2000 Auburn Dr Suite #200
Beachwood, Ohio 44122

Main: (866) 212-7259
Fax: (440) 247-6719
www.mynationaltitle.com

July 30, 2025

Attention: Building Commissioner

Re: 325 East 327th Street Willowick, OH 44095

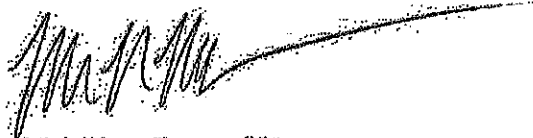
ForeverHome RE LTD

Dear Sir/Madam:

This letter is to advise you that we, as escrow agents acting on behalf of ForeverHome RE LTD, are withholding \$18,468.00 in escrow pending the correction of city code violations.

Further, we will not release the funds until a final, clear inspection is performed by the City of Willowick.

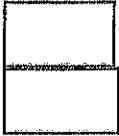
Sincerely,



Mark Madden, Escrow Officer

mark@mynationaltitle.com

Phone: 216-299-2047 Fax: 440-247-6719



Unikorn Excavation & Rental

20150 Driftwood Ct, Strongsville, OH, USA
2166447886
gilsunderground@gmail.com

INVOICE
INV0256

DATE
07/31/2025

DUE DATE
08/25/2025

BALANCE DUE
USD \$12,312.00

BILL TO

Flippinglakecounty

35595 Curtis Blvd. Unit A Eastlake, OH 44095
+14403395876
derekarnold@Forevehomere.com

DESCRIPTION	AMOUNT
Home and Garage Demolition including all structures, with removal of all debris, including dumpsters, haul away, site grading and backfill.	\$11,400.00 × 1 \$11,400.00
SUBTOTAL	\$11,400.00
TAX (8%)	\$912.00
TOTAL	\$12,312.00
BALANCE DUE	USD \$12,312.00

325 E. 327th St. Willowick, OH 44095