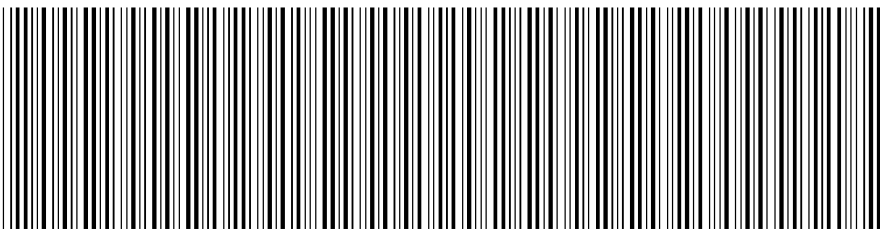


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2014021901229001

Document Date: 02-07-2014

Preparation Date: 02-19-2014

Document Type: DEED

Document Page Count: 5

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC (904881)MB
500 5TH AVENUE
SUITE 1540
NEW YORK, NY 10110
904881
MBASALATAN@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC (904881)MB
500 5TH AVENUE
SUITE 1540
NEW YORK, NY 10110
904881
MBASALATAN@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2575	31	Entire Lot	N/A EAST 142 STREET
Property Type: PARKING SPACE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

THE CITY OF NEW YORK
CITY HALL
NEW YORK, NY 10007

GRANTEE/BUYER:

118TH REALTY CORP.
18 EAST 105TH STREET, APT. 8
NEW YORK, NY 10029

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 2,340.00

NYS Real Estate Transfer Tax:

\$ 936.00

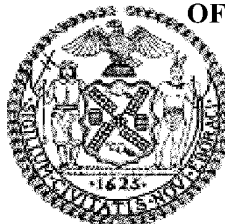
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 02-21-2014 15:52

City Register File No.(CRFN):

2014000065535



Annette McMill

City Register Official Signature

12-4-2013/2

5

①

THIS INDENTURE, made as of the 7th day of February
TWO THOUSAND FOURTEEN between **THE CITY OF NEW YORK**, a municipal corporation, having its principal office at City Hall, Borough of Manhattan, City and State of New York, the first party and **118th REALTY CORP.** with a place of business at **18 East 105th Street, Apt. 8, New York, NY 10029**, hereinafter designated as the second party.

WHEREAS, after the appraisal under the direction of the Mayor of the City of New York, and after a public hearing held on the **October 30, 2013**, the Mayor by authorization dated the **October 31, 2013** (Calendar No. 4), duly ordered and directed the sale at public auction of the premises therein and hereinafter described for the minimum or upset price of **TWO HUNDRED THIRTY FOUR THOUSAND (\$234,000) DOLLARS**, and

WHEREAS, after advertisement in the manner provided by law, said premises were duly sold by and under the direction of the Department of Citywide Administrative Services, Asset Management at public auction at the time and place set forth in such advertisement for the sum of **TWO HUNDRED THIRTY FOUR THOUSAND (\$234,000) DOLLARS**, that being the highest bid therefor at the said sale,

NOW, THEREFORE, WITNESSETH: That the first party, in consideration of the sum of **TWO HUNDRED THIRTY FOUR THOUSAND (\$234,000) DOLLARS**,

lawful money of the United States, paid by the second party, does hereby grant and release unto the second party, the heirs or successors and assigns of the second party forever,

All that/those certain piece/s or parcel/s of land, together with any improvements thereon, situate, lying and being in the Borough of **Bronx** City and State of New York, designated on the Tax Map of the City of New York, for the Borough of **Bronx**, as said Tax Map was on **December 5, 1978**,

Block 2575, Lot 31

Use and development of this subject property is restricted and limited to a "Community Facility Use" as such use is defined in the New York City Zoning Resolution as existing on the date of the auction.

The property shall be burdened by the foregoing use restriction(s) notwithstanding any uses which may be permitted by the grant of a variance and/or notwithstanding any changes, modifications or amendments to be made at any future time by the City of New York to its Zoning Resolution.

This restriction shall run with the land and be so reflected in the deed.

TO HAVE AND TO HOLD the premises herein granted unto the second party, the heirs or successors and assigns of the second party forever.

Subject to: (1) Any state of facts an accurate survey would show; (2) The rights, if any, of tenants and persons in possession, if any; (3) All violations of any local, State or Federal Government having jurisdiction thereof existing at the time of closing; (4) Building restrictions and zoning regulations in force at the time of the delivery of the deed and covenants, restrictions of record, and easements affecting the subject property; (5) The trust fund provisions of section thirteen of the Lien Law; and (6) All provisions of the Standard Terms and Conditions of Sale in force and effect at the time of the Sale that are applicable.

In the event of the acquisition by the City of New York, by condemnation or otherwise, of any part or portion of the premises herein granted (except for the portion of the premises herein granted containing a building as of the date of this deed), lying within the bed of any street, avenue, parkway, expressway, park, public place or catch-basin, as said street, avenue, parkway, expressway, park, public place or catch-basin is shown on the present City Map, the second party, the heirs or successors and assigns of the second party, shall only be entitled as compensation for such acquisition by the City to the amount of One Dollar, and shall not be entitled to compensation for any buildings or structures erected thereon after **December 4, 2013**, within the lines of the street, avenue, parkway, expressway, park, public place or catch-basin so laid out and acquired. This covenant shall be binding upon and run with the land and shall endure until the second party, the heirs or successors and assigns of the second party, obtains a written release of this covenant executed by the Deputy Commissioner of Department of Citywide Administrative Services, Asset Management or a person designated by the City's Mayor who may in his sole discretion execute such release if the City Map has already been changed so as to eliminate the lines of said street, avenue, parkway, expressway, park, public place or catch-basin from any part or portion of the premises. If the City Map has not been so changed, the said officer may execute such a release after authorization by the City's Mayor. The second party, the heirs or successors and assigns of the second party shall pay such consideration for the release as said officer shall deem appropriate.

B. 2575
L. 31
Bronx


IN WITNESS WHEREOF, the party of the first part has caused these presents to be subscribed to by the Deputy Commissioner of the Department of Citywide Administrative Services, Asset Management and by the City Clerk and its corporate seal to be hereunto affixed the day and year first above written.

THE CITY OF NEW YORK

By: 

Joey Kara Koch
Chief Asset Management Officer
Deputy Commissioner
Department of Citywide Administrative Services
Asset Management

APPROVED AS TO FORM:


Acting Corporation Counsel

By: 

City Clerk

ALISA FUENTES
ACTING CITY CLERK

Stewart Title Insurance Company

Title No: 904881

SCHEDULE A
DESCRIPTION OF PREMISES PAGE 2 OF 2

As to Lot 31:

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, more particularly designated on the Tax Map of the City of New York, for the Borough of Bronx, as Sections 10, Block 2575, Lot 31 as said Tax Map was on the 5th day of December, 1978.

For Information Only: Said premises are known as East 142nd Street, Bronx, NY and designated as Block 2575 Lot 31 as shown on the Tax Map of the City of New York, County of the Bronx.

For conveyancing only, if intended to be conveyed: Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

DEED

BLOCK(S): 2575
LOT(S): 31
COUNTY: BRONX

THE CITY OF NEW YORK

Record and return to:

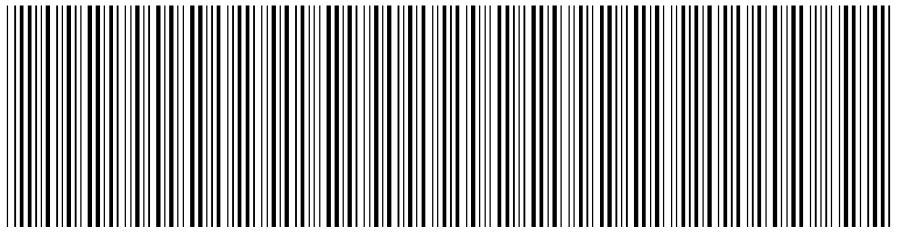
TO

118th Realty Corp.
18 East 105th Street, Apt. 8
New York, NY 10029

118th REALTY CORP.

904881
ROYAL ABSTRACT
500 FIFTH AVENUE SUITE 1540
NEW YORK, N.Y. 10110
(212)376-0900

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014021901229001001SE537

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014021901229001
Document Type: DEED

Document Date: 02-07-2014

Preparation Date: 02-19-2014

ASSOCIATED TAX FORM ID: 2014020600228

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location N/A EAST 142 STREET BRONX 00000
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 118TH REALTY CORP.
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name THE CITY OF NEW YORK
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 2 / 7 / 2014
 Month Day Year

11. Date of Sale / Transfer 2 / 7 / 2014
 Month Day Year

12. Full Sale Price \$ 2 3 4 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers Is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included In Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

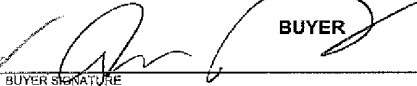

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class G 7 16. Total Assessed Value (of all parcels in transfer) 4 8 3 3 5

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 2575 31

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

 BUYER SIGNATURE		2/7/14 DATE	Hurwitz LAST NAME	Seymour BUYER'S ATTORNEY FIRST NAME
18 EAST 105TH STREET, APT. 8				
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER	
NEW YORK				
CITY OR TOWN	STATE	ZIP CODE	 SELLER SIGNATURE	2/7/2014 DATE
	NY	10029		

