

JER/03/27/97/84

THIS INDENTURE, made the 17th day of September nineteen hundred and ninety-seven 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 BRUNO SAVO, residing at 258 Chelsea Street, Staten Island, New York 10307

hereinafter designated as the second party.

32238

WHEREAS, after the appraisal under the direction of the Mayor of the City of New York, and after a public hearing held on the 18th day of December, 1996, the Mayor by authorization dated the 23rd day of December, 1996 (Calendar No. 62), duly ordered and directed the sale at public auction of the premises therein and hereinafter described for the minimum or upset price of ONE HUNDRED FIVE THOUSAND (\$105,000.00) 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, Division of Real Property (now known as Division of Real Estate Services) at public auction at the time and place set forth in such advertisement for the sum of ONE HUNDRED TEN (\$110,000.00) DOLLARS that being the highest bid therefor at the said sale,

NOW, THEREFORE, WITNESSETH: That the first party, in consideration of the sum of ONE HUNDRED TEN (\$110,000.00) 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 Staten Island City and State of New York, designated on the Tax Map of the City of New York, for the Borough of Staten Island, as said Tax Map was on April 5, 1953,

Block 7756, Lot/s 16, 18, 20

DES

MAIL

The party of the second part has herewith executed and delivered to the party of the first part, a purchase money mortgage in the sum of SIXTY SIX THOUSAND (\$66,000.00) DOLLARS which is intended to be recorded simultaneously herewith.

This Parcel is being sold subject to the following:

The New York City Landmarks Preservation Commission has identified this site as being in an archaeologically sensitive area. As such, an archaeological documentary study is required as a condition precedent to any proposed site development to determine locations of archaeological potential and if further field probes are needed. All archaeological work must be conducted in consultation with the staff of the "Landmarks Preservation Commission and according to the "Landmarks Preservation Commission Guidelines for Archaeology" (1987) and Section F, "Historic Resources" of the City Environmental Quality Review Technical Manual (1993).

No development or excavation may occur on this site until the Landmarks Preservation Commission staff has issued a Notice of Compliance to the Buildings Department with respect to the archaeological documentary study and any additional archaeological field work that may be required as a result of the study. The owner hereby agrees that any application for a building or excavation permit made to the Department of Buildings (or any other governmental entity having such authority) must be accompanied by a copy of this deed restriction.)

This restriction shall run with the land.

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.

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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 the City to the amount of One Dollar, and shall not be entitled to compensation for any buildings or structures erected thereon after March 27, 1997, 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, Division of Real Estate Services 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.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be subscribed to by the Deputy Commissioner of Department of Citywide Administrative Services, Division of Real Estate Services 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: Lori Fierstein
Deputy Commissioner
Department of Citywide
Administrative Services,
Division of Real Estate
Services

Approved As To Form:

Theodore K. Okun
Theodore K. Okun
Acting Corporation Counsel

By: [Signature]
First Deputy and Acting
City Clerk
BRUNO SAVO
[Signature]

STATE OF NEW YORK,)
COUNTY OF NEW YORK) ss.:

On this 18th day of July 1997, before me personally came LORI FIERSTEIN to me known and known to me to be the Deputy Commissioner of the Department of Citywide Administrative Services, Division of Real Estate Services of the City of New York and the same person who executed the foregoing Deed, and she acknowledged that she executed the foregoing Deed on behalf of the City of New York as said Deputy Commissioner of the Department of Citywide Administrative Services, Division of Real Estate Services pursuant to the authority vested in her by authorization of the Mayor, date and Calendar number, set forth in the within instrument.

Alessandra Sumowicz

OFFICIAL SEAL
ALESSANDRA SUMOWICZ C2SU5022938
Notary Public, State of New York
County of New York
Date 11/24/97

LOCKED 10/14/77
UNLOCKED / /

SEE PAGE 13

R31/1
4452
Block 7752
1-77-444
407.50

HYLAN

CAMDEN

BARTOW

AVE.

ST.

AVE.

ST.

EUGENE

BOULEVARD

CALCUTTA

SEE PAGE 9

5500 PAGE 9 L 9 L 77

SEE PAGE 8

STATE OF NEW YORK,)
COUNTY OF NEW YORK) ss.:

On this day of 19 , before me personally came CARLOS CUEVAS, with whom I am acquainted and known to me to be the City Clerk of The City of New York, who being by me duly sworn, did depose and say that he is doing business at 1 Centre Street, New York, New York 10007 ; that he is the City Clerk of the City of New York, the municipal corporation described in and which executed the foregoing Deed; that he knows the seal of said corporation; that the seal affixed to said Deed is such seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority.

STATE OF NEW YORK,)
COUNTY OF NEW YORK) ss.:

On this 22 day of July 1997 before me personally came RAYMOND TEATUM, with whom I am acquainted and known to me to be the First Deputy City Clerk of The City of New York, who being by me duly sworn, did depose and say that he is doing business at 1 Centre Street, New York, New York 10007; that he is the City Clerk of the City of New York, the municipal corporation described in and which executed the foregoing Deed; that he knows the seal of said corporation; that the seal affixed to said Deed is such seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority.

ANN MARIE HEARY
Commissioner of Deeds
City of New York No. 1-6053
Certificate Filed in New York County
Commission Expires May 1, 1999

Ann Marie Heary

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

On the day of , 19 , before me personally came to me known to be the individual who executed the foregoing instrument, and who, being duly sworn by me, did depose and say that (s)he is (the)(a) (member)(manager) of (name of limited liability company), a New York liability company, and that (s)he has authority to sign the same, and acknowledged that (s)he executed the same as the act and deed of said limited liability company.

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

On the 17 day of Sep. , 1997, before me personally came BRUNO SAVO to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss:
JOHN F. GRANDINETTI
Notary Public, State of New York
No. 02614700323
Qualified in Richmond County, NY
Commission Expires June 30, 1997

On the day of , 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at ; that s/he is the President

of the corporation described in which executed foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that s/he signed his/her name thereto by like order.

D E E D

THE CITY OF NEW YORK

TO

BRUNO SAVO

BLOCK: 7756
LOT(S): 16, 18, 20
COUNTY: STATEN ISLAND

Record and return to:

Pascal Corbo, Esq.
182 ROSE AVENUE
Staten Island, N.Y. 10306

REC-1675 PAGE 0056

RICHMOND
COUNTY CLERK

'97 OCT 15 P1:59

RECEIVED
CASHIER

Recording Fee \$ 20.00
EXAMINED 10/15/97
RESUBMITTED 1/1

RECORDED IN RICHMOND COUNTY

ON OCT 15 1997

Mario J. Esposito

COUNTY CLERK

016644

REEL 7 b 7 b PAGE 0057

RECEIVED
\$ 1440.00
REAL ESTATE
TRANSFER TAX
RICHMOND
COUNTY

001973