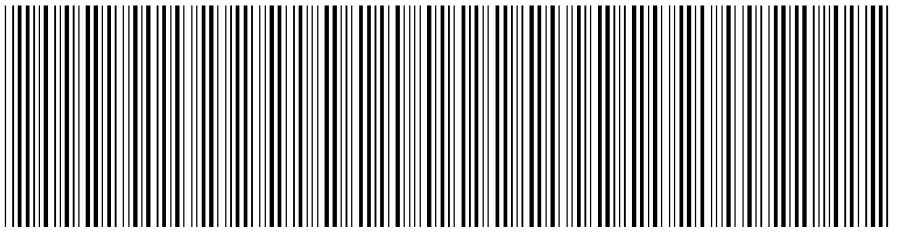


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2019111800544001001EB7FD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2019111800544001

Document Date: 10-30-2019

Preparation Date: 11-18-2019

Document Type: LIEN OF COMMON CHARGES

Document Page Count: 4

PRESENTER:

SUTTON LAND TITLE AGENCY
515 ROCKAWAY AVENUE
AC-004377
VALLEY STREAM, NY 11581
516-837-6204
RECORDINGS@SUTTONALLIANCE.COM

RETURN TO:

VERNON & GINSBURG, LLP
261 MADISON AVE, 26TH FLOOR
NEW YORK, NY 10016

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1107	Entire Lot 7	534 WEST 42ND STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE/DEBTOR:

TIU KUIK
534 WEST 42ND STREET, UNIT 7
NEW YORK, NY 10036

PARTY TWO/SECURED PA:

BOARD OF MANAGERS
C/O LIVINGSTON MANAGEMENT, 225 WEST 35TH
STREET, SUITE 1400
NEW YORK, NY 10001

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: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 11-20-2019 10:01

City Register File No.(CRFN):

2019000378066



Annette McMill

City Register Official Signature

LIEN FOR UNPAID COMMON CHARGES

BOARD OF MANAGERS OF THE 534 WEST 42ND STREET CONDOMINIUM

against

THU KUIK, Record Owners

NOTICE OF LIEN

Amount: \$21,621.32

Filed: _____, 2019

Unit: 7

Block: 01070

Lot: 1107

VERNON & GINSBURG, LLP

261 Madison Avenue, 26th Floor

New York, NY 10016

Tel: (212) 949-7300

AC-004377

**NOTICE UNDER THE CONDOMINIUM ACT
FOR UNPAID COMMON CHARGES**

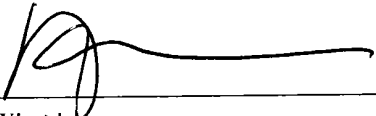
To the City Register of the County of New York, State of New York, and all others
whom it may concern:

PLEASE TAKE NOTICE that the undersigned Board of Managers of The 534 West 42nd Street Condominium, whose address is c/o Livingston Management, 225 West 35th Street, Suite 1400, New York, NY 10001, on behalf of the unit owners, as lienor, has and claims a lien on the condominium unit described as follows:

1. The name and address of the property is The 534 West 42nd Street Condominium, 534 West 42nd Street, Unit 7, New York, NY 10036.
2. The Condominium Declaration is dated July 25, 2012 and was recorded on September 12, 2012, in the New York County Office of the Register of the City of New York, CRFN: 2012000340385.
3. The Record Owner of the Condominium Unit is: THU KUIK.
4. The Unit number is 7 and is designated by Tax Block 01070, Lot 1107.
5. The amount of the lien is \$21,621.32 (hereinafter "Amount"), and the purpose for which Amount is due is common charges outstanding from June 1, 2018 through October 15, 2019.
6. The claim of the lien is said Amount together with accruing common charges unpaid as said lien remains unpaid, together with interest thereon, late fees, and reasonable attorney fees.

Dated: October 31st, 2019

Board of Managers of
The 534 West 42nd Street Condominium
(Lienor)


By: YANEEKE SAMUELS
VICE PRESIDENT

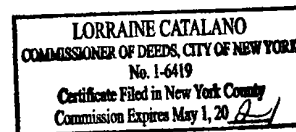
STATE OF NEW YORK
COUNTY OF NEW YORK

, ss:

On the 31 day of OCTOBER, in the year 20 19, before me the undersigned, personally appeared YANEEKE SAMUELS personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(y)(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Lorraine Catalano

Notary Public



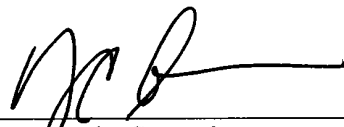
VERIFICATION

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

Yaneeke Samuels, being duly sworn, deposes and says:

I am fully familiar with the facts and circumstances of this matter and have read the foregoing Notice of Lien and know the contents thereof, that the same is true to my knowledge, except as to the matters stated therein to be alleged upon information and belief, and as to those matters deponent believes them to be true.

The reason why this verification is made by the undersigned is that the undersigned is the Vice President of the Board of Managers of The 534 West 42nd Street Condominium and the undersigned is familiar with the facts and circumstances herein.



By: Yaneeke Samuels
Vice President

Sworn to before me on this
31st day of October, 2019



NOTARY PUBLIC

