

336 E 56<sup>th</sup> St

## **Lucy Levy**

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**From:** Alan Rosenberg [alan@leattorneys.com]  
**Sent:** Wednesday, November 20, 2013 2:31 PM  
**To:** Lucy Levy  
**Cc:** Darryl Vernon; csimon@fairlane.biz  
**Subject:** RE: 336 East 56th St

Lucy,

Below are the adjustments that I have for Tuesday's closing.  
Please review and contact me with any questions.

I should have the payoff figure from the bank later today.  
I will forward that to you as soon as I have it - after the payoff the balance of the funds should be made payable by bank or certified check to Lefkowitz and Edelstein as attorneys.

Sales Price of Building  
\$3,680,000.00

### Adjustments to Seller

Real Estate Taxes	\$5,805.72
Property Tax - \$29,674.50/184=161.27x36days=5085.72	

Total due to Seller  
\$3,685,805.72

### Credits to Purchaser

Downpayment	\$368,000.00
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Security Deposits	\$31,399.77
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November Rent adjustment 17,227.77/30 days=574.26 x 5 days=2871.30	\$2,871.30
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Total Credits to Purchaser  
\$402,271.07

Balance of Purchase Price Due Seller  
\$3,283,534.65

If you have any questions, please contact me.

Thanks,

Alan Rosenberg

Lefkowitz and Edelstein  
444 Madison Avenue  
Suite 1805  
New York, NY 10022

(212) 759-1200  
(212) 317-8717 - Fax

-----Original Message-----

From: Lucy Levy [mailto:llevy@vgllp.com]

**New York Title Research Corporation**  
 550 Mamaroneck Avenue Suite 401  
 Harrison, NY 10528  
 Telephone: (914) 835-7100 Fax: (914) 835-7466

CLOSING DATE:  
 CLOSER:

TITLE NUMBER: NYT16687

Purchaser(s): Charles Henry Properties, LLC  
 Seller(s): 336 East 56 Street Realty, LLC  
 Applicant: Vernon & Ginsburg LLP Vernon & Ginsburg LLP  
 Premises: 336 East 56th Street, Manhattan, NY  
 County: New York County

Purchase / TOEPP Owner's  
 Owner's Policy Amount: \$3,680,000.00

ITEM	PURCHASER	SELLER	LENDER
Owner's Policy Premium	17,180.00		
NY State Transfer Tax		14,720.00	
RP5217 Filing Fee	250.00		
RPTT (New York City Tax)		96,600.00	
Bankruptcy Search - \$50 per name	50.00		
Patriot Search - \$25 per name	25.00		
Departmental Searches - NYC Expanded	600.00		
ACRIS Preparation		200.00	
Survey (New)	800.00		
(1) Deed Rec. Fee	90.00		
(1) Satisfaction Rec. Fee - Seller		75.00	
( ) Other Rec. Fee			
Recording Service Charge - \$30 per document (P/B)	30.00		
Recording Service Charge - \$30 per document (S)		60.00	
Real Estate Taxes			
Water Charges			
Sales Tax (Purchaser/Borrower)	53.25		
Sales Tax (Seller)			
Escrow Service Fee (Purchaser/Borrower)	75.00		
Escrow Service Fee (Seller)		75.00	
(1) Termination of ALR Rec. Fee		125.00	
Continuation Charge	95.00		
<b>TOTALS</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

**Checks Received:**

PAYOR	AMOUNT
<b>TOTAL RECEIVED</b>	<b>\$</b>

**CLOSER IS RESPONSIBLE FOR ACCURACY OF ALL CHARGES**

**CLOSER'S REMARKS:**