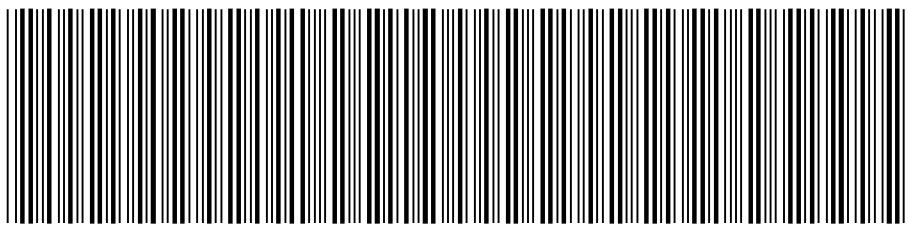


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2012102600531001001E07B8

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2012102600531001

Document Date: 10-22-2012

Preparation Date: 10-26-2012

Document Type: DEED

Document Page Count: 3

PRESENTER:

TITLES OF NEW YORK, INC.
750 LEXINGTON AVENUE
4TH FLOOR
NEW YORK, NY 10022
212-486-0070
almarie@titlesofnewyork.com

RETURN TO:

C. EDMONDS ALLEN, ESQ.
123 EAST 54TH STREET
NEW YORK, NY 10022
NYTONY30191-12

PROPERTY DATA			
Borough	Block	Lot	Unit
MANHATTAN	1070	1102	Entire Lot
2 534 WEST 42ND STREET			
Property Type: SINGLE RESIDENTIAL CONDO UNIT			

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

534 WEST 42ND STREET LLC
825 3RD AVENUE, 37TH FLOOR
NEW YORK, NY 10022

GRANTEE/BUYER:

JASON TRUBITT
2098 FREDERICK DOUGLASS BOULEVARD, #8R
NEW YORK, NY 10026

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:	\$ 52.00
Affidavit Fee:	\$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 12,255.00

NYS Real Estate Transfer Tax:

\$ 3,440.00

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

Recorded/Filed 11-13-2012 16:03

City Register File No.(CRFN):

2012000444821



City Register Official Signature

Return To:

C. Edmonds Alter, Esq.
123 East 54th Street
New York, NY 10022

CONDOMINIUM UNIT DEED
THE DEUCE CONDOMINIUM

NYTuny30191-12

Titles of New York, Inc.
750 Lexington Ave. 4th Floor
New York, NY 10022

Block: 1070
Lot: 1102
County: New York

THIS INDENTURE, made the 22 day of October, 2012 by and between 534 WEST 42ND STREET LLC, having an address at 875 3rd Avenue, 37th Floor, New York, New York 10022 (the "Grantor") and Jason Trubitt (the "Grantee") having an address at 2098 Frederick Douglass Boulevard, #8R, New York, New York 10026.

WITNESSETH

That the Grantor, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the heirs or successors and assigns of the Grantee, forever:

The Condominium Unit (the "Unit") known as Unit No. 2 in the building (the "Building") known as THE DEUCE CONDOMINIUM A/K/A THE 534 WEST 42ND STREET CONDOMINIUM (the "Condominium") and by the street number 534 West 42nd Street, City of New York, County New York, State of New York, said Unit being designated and described as Unit No. 2 in a certain declaration dated July 25, 2012, made by Grantor pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situated (which Land is more particularly described in Exhibit A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County Clerk's Office on September 12, 2012, in CRFN 2012000360385, (which declaration is hereinafter referred to as the "Declaration"). Being part of the same premises conveyed to the Grantor from Shao Lin Operating LLC by deed dated January 18, 2010 and recorded on February 10, 2010 in CRFN 2010000047759. This Unit is also designated as Lot 1102, Block 1070 of Section 1 on the Tax Map of New York County and on the Floor Plans of the Building, certified by Brian E Boyle, AIA, Architects on September 10, 2012 and filed with the Real Property Assessment Department of the City of New York on September 10, 2012, as Condominium Plan No. 2341, and also filed in the City Register's Office on September 12, 2012, as Map No. 2341.

Together with an undivided 11.50% interest in Common Elements (as such term is defined in the Declaration);

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws of the Deuce Condominium, as the same may be amended from time to time (the "By-Laws"), all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreement, covenants, easements, restrictions, consents and other matters of record as pertaining to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are sufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board or provided in the Declaration or in the By-Laws, the Unit is intended for **residential use only**.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration and the By-Laws (any any Rules and Regulations adopted under the By-Laws). This covenant is for the personal benefit of Grantee only and cannot be assigned to, or exercised by, or inure to the benefit of anyone else, including (without limitation) any insurer of Grantee's title or any successor of Grantee's interest.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the costs of the improvements at the Unit and will apply the same first to the payment of the costs of such improvements before using any part of the same for any other purpose.

Grantee has examined the Unit and is purchasing the same in its existing condition.

The Unit is to be used for residential purposes pursuant to all related zoning rules and regulations.

By executing this Deed, the Grantee accepts and ratifies the provisions of the Declaration and the By-Laws and the Rules and Regulations of the Condominium recorded simultaneously with and as part of the Declaration and agrees to comply with all the terms and provisions thereof, as the same may be amended from time to time by instruments recorded in the City Register's Office.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

All capitalized terms used herein which are not separately defined herein shall have all the meanings given to those terms in the Declaration or the By-Laws of the Condominium.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this indenture as of the day and year first above written.

GRANTOR: 534 West 42nd Street LLC

By:

Name: DANIEL COHEN

Title: AUTHORIZED SIGNATURE

GRANTEE:

Jason Trubitt

STATE OF NEW YORK }
COUNTY OF Kings }
ss:

On the 27 day of OCTOBER in the year 2012 before me, the undersigned, personally appeared JASON TRIBBLE, 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(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.

Signature and Office of individual taking acknowledgment

STATE OF NEW YORK }
COUNTY OF *Kings* }
ss:

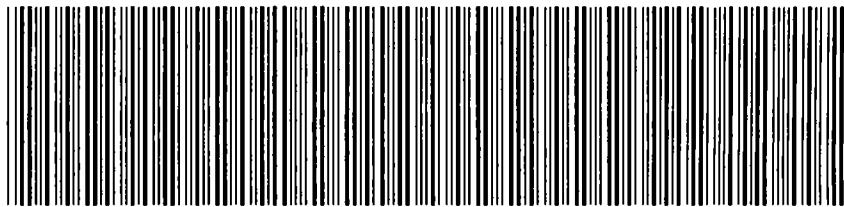
ELISABETH ALBERT
Notary Public, State of New York
No. 01AL6023829
Qualified in New York County
Commission Expires May 3, 2015

On the 21 day of OCTOBER in the year 2012 before me, the undersigned, personally appeared DANIEL COHEN, 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(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual taking acknowledgment

ELISABETH ALBERT,
Notary Public, State of New York
No. 01AL6023829
Qualified in New York County
Commission Expires May 3, 2015

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



2012102600531001001SC939

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2012102600531001

Document Date: 10-22-2012

Preparation Date: 10-26-2012

Document Type: DEED

ASSOCIATED TAX FORM ID: 2012101800483

SUPPORTING DOCUMENTS SUBMITTED:

**RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT**

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	2
SMOKE DETECTOR AFFIDAVIT	1

CITY REGISTER

FOR CITY USE ONLY

C1. County Code

C2. Date Deed Recorded / /
Month Day Year

C3. Book

C4. Page

NOV - 7 2012

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 534 STREET 2 MANHATTAN 10036
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name TRUBITT JASON
LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel 4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size X DEPTH OR ACRES 6. Ownership Type is Condominium
Check the boxes below as they apply: 7. New Construction on Vacant Land

8. Seller Name 534 WEST 42ND STREET LLC FIRST NAME
LAST NAME / COMPANY

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

<input checked="" type="checkbox"/> A One Family Residential	<input type="checkbox"/> C Residential Vacant Land	<input type="checkbox"/> E Residential <input type="checkbox"/> Commercial	<input type="checkbox"/> G Entertainment / Amusement	<input type="checkbox"/> I Industrial
<input type="checkbox"/> B 2 or 3 Family Residential	<input type="checkbox"/> D Non-Residential Vacant Land	<input type="checkbox"/> F Apartment	<input type="checkbox"/> H Community Service	<input type="checkbox"/> J Public Service

SALE INFORMATION

10. Sale Contract Date 6 19 2012 14. Check one or more of these conditions as applicable to transfer:
Month Day Year

11. Date of Sale / Transfer 10 22 2012 A Sale Between Relatives or Former Relatives
Month Day Year

12. Full Sale Price \$ 8 6 0 0 0 0 B Sale Between Related Companies or Partners in Business

(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. C One of the Buyers is also a Seller

13. Indicate the value of personal property included in the sale D Buyer or Seller is Government Agency or Lending Institution

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

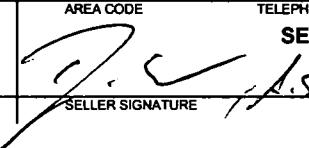
15. Building Class R. 1 16. Total Assessed Value (of all parcels in transfer)

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

MANHATTAN 1070 1102

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		DATE	BUYER'S ATTORNEY	
 BUYER SIGNATURE 2098 FREDERICK DOUGLASS BOULEVARD, #8R		10-22-12	C. EDMONDS ALLEN, ESQ.	
STREET NUMBER	STREET NAME (AFTER SALE)		LAST NAME	FIRST NAME
NEW YORK	NY	10026	212	308-0606
CITY OR TOWN	STATE	ZIP CODE	AREA CODE	TELEPHONE NUMBER
			SELLER	
			 SELLER SIGNATURE	
			10-22-12	

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
County of Kings) SS.:
)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

534 WEST 42ND STREET 2

Street Address _____ **Unit/Apt.** _____

MANHATTAN _____ New York, 1070 _____ 1102 _____ (the "Premises");
Borough _____ **Block** _____ **Lot** _____

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

534 WEST 42nd STREET LLC

Name of Grantor (Type or Print)


Signature of Grantor

Sworn to before me

Stamps to be used this
this 22 date of OCTOBER 20 12

ELISABETH ALBERT
Notary Public, State of New York
No. UTAL6023829
Qualified in New York County
Commission Expires May 3, 2015

JASON THIBIT

Name of Grantee (Type or Print)


Signature of Grantee

Sworn to before me

the 22 date of October 2012

ELISABETH ALBERT
Notary Public, State of New York
No. 01AL6023829
Qualified in New York County
Commission Expires May 3, 2015

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.