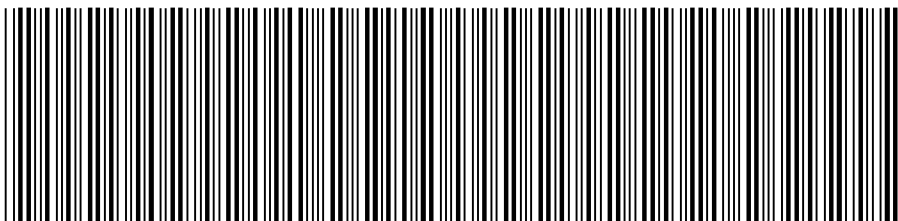


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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         | Address              |
|---|-------|------|--------------|----------------------|
| MANHATTAN   | 1070  | 1102 | Entire Lot 2 | 534 WEST 42ND STREET |
| <b>Property Type: SINGLE RESIDENTIAL CONDO UNIT</b> |       |      |              |                      |

**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**

|                          |           |                    |                                 |
|--------------------------|-----------|--------------------|---------------------------------|
| <b>Mortgage</b>          |           | <b>Filing Fee:</b> |                                 |
| Mortgage Amount:         | \$        | 0.00               | \$ 125.00                       |
| Taxable Mortgage Amount: | \$        | 0.00               | NYC Real Property Transfer Tax: |
| Exemption:               |           |                    | \$ 12,255.00                    |
| TAXES: County (Basic):   | \$        | 0.00               | NYS Real Estate Transfer Tax:   |
| City (Additional):       | \$        | 0.00               | \$ 3,440.00                     |
| Spec (Additional):       | \$        | 0.00               |                                 |
| TASF:                    | \$        | 0.00               |                                 |
| MTA:                     | \$        | 0.00               |                                 |
| NYCTA:                   | \$        | 0.00               |                                 |
| Additional MRT:          | \$        | 0.00               |                                 |
| <b>TOTAL:</b>            | <b>\$</b> | <b>0.00</b>        |                                 |
| Recording Fee:           | \$        | 52.00              |                                 |
| Affidavit Fee:           | \$        | 0.00               |                                 |



**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**

*Annette McMill*

**City Register Official Signature**

Return TO:

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

CONDOMINIUM UNIT DEED

THE DEUCE CONDOMINIUM

NYTun 430191-12

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 42<sup>ND</sup> STREET LLC, having an address at 875 3<sup>rd</sup> Avenue, 37<sup>th</sup> 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.

**W I T N E S S E T H**

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 42<sup>ND</sup> STREET CONDOMINIUM (the "Condominium") and by the street number 534 West 42<sup>nd</sup> 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 42<sup>nd</sup> Street LLC

By: [Signature]  
Name: DANIEL COHEN  
Title: AUTHORIZED SIGNATORY

GRANTEE:

Jason Teubitt

STATE OF NEW YORK }

COUNTY OF KINGS }

SS:

On the 22 day of OCTOBER in the year 20 12 before me, the undersigned, personally appeared JASON TEUBITT, 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]  
Signature and Office of individual  
taking acknowledgment

STATE OF NEW YORK }

COUNTY OF KINGS }

SS:

On the 22 day of OCTOBER in the year 20 12 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]  
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

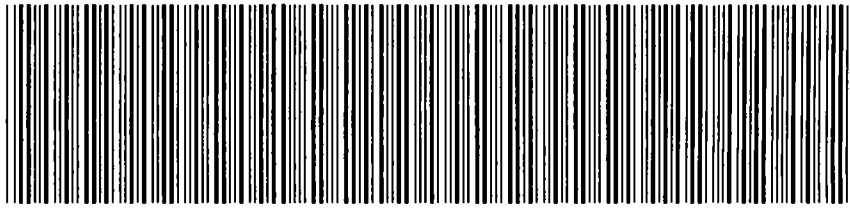
*a Notary Public in  
and for said State*

SEAL

*a Notary Public in  
and for said State*

SEAL

**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**

**2**

**1**

## CITY REGISTER

FOR CITY USE ONLY

C1. County Code  C2. Date Deed Recorded  /  /  Month Day Year  
 C3. Book  OR 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  WEST 42ND 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

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

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

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  6 / 19 / 2012  
 Month Day Year

11. Date of Sale / Transfer  10 / 22 / 2012  
 Month Day Year

12. Full Sale Price \$  8,600,000

( 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  R, 1 16. Total Assessed Value (of all parcels in transfer)

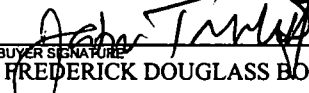
17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )

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****BUYER'S ATTORNEY**

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

2012101800483101