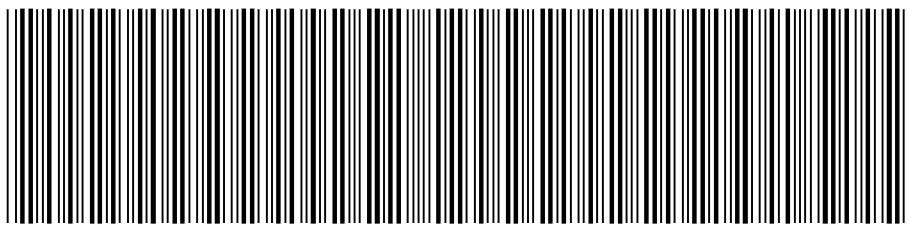


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2012111200348001001EC572

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2012111200348001

Document Date: 11-07-2012

Preparation Date: 11-12-2012

Document Type: DEED

Document Page Count: 4

PRESENTER:

PICK-UP BY GAIL SULLIVAN
STEWART TITLE INSURANCE COMPANY
707 WESTCHESTER AVENUE, SUITE 411
WHITE PLAINS, NY 10604
914-993-9393
nymetrorecordings@stewart.com/1214573

RETURN TO:

SETH P. STEIFMAN, ESQ.
FEDERMAN STEIFMAN LLP
220 EAST 42ND STREET, 29TH FLOOR
NEW YORK, NY 10017

PROPERTY DATA					
Borough	Block	Lot	Unit	Address	
MANHATTAN	1070	1103	Entire Lot	3	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:

AIMEE A. DROUIN
375 SOUTH END AVENUE, #20C
NEW YORK, NY 10280

FEES AND TAXES

Mortgage			Filing Fee:		
Mortgage Amount:	\$	0.00		\$	125.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:		
Exemption:				\$	10,519.80
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:		
City (Additional):	\$	0.00		\$	2,954.00
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			



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

Recorded/Filed 11-20-2012 09:43

City Register File No.(CRFN):

2012000455394

Gratia M. Hill
City Register Official Signature

UNIT DEED

THIS INDENTURE made on the 7th day of November, 2012, between 534 West 42nd Street LLC, having an address at 825 Third Avenue, 37th Floor, New York, New York 10024, (hereinafter "Grantor"), and Aimee A. Drouin, having an address at 375 South End Avenue, #20C, New York, New York 10280 (hereinafter "Grantee").

W I T N E S S E T H:

That the Grantor, in consideration of Ten (\$10.00) Dollars and other 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 Unit described in the attached Schedule A.

TOGETHER with any strips or gores adjoining the above described premises on any of the sides thereof;

TOGETHER with an undivided 11.50% percent interest in the Common Elements of the Property described in said Declaration (hereinafter called the "Common Elements");

TOGETHER with an easement for the continuance of all encroachments by the Unit on any adjoining Units or Common Elements now existing as a result of construction of the Buildings, or which may come into existence hereafter as a result of settling of the Buildings, or as a result of repair or restoration of the Buildings, or the Unit, after damage by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers, so that any such encroachments may remain so long as the Buildings shall stand;

TOGETHER with an easement in common with the Owners of other Units to use any pipes, wires, ducts, cables, conduits, public utility lines, and other Common Elements located in any of the other Units or elsewhere on the Property, and serving the Units;

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

TOGETHER with and subject to all easements of necessity in favor of the Unit, or in favor of other Units, or the Common Elements;

SUBJECT to easements in favor of adjoining Units and in favor of the Common Elements for the continuance of all encroachments of such adjoining Units or Common Elements on the Unit, now existing as a result of construction of the Buildings, or as a result of repair or restoration of the Buildings, or any adjoining Unit, or of the Common Elements, after damage, condemnation, or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made

by, or with the consent of, the Board of Managers so that any such encroachments may remain so long as the Buildings shall stand. Each Unit shall be subject to the aforesaid easements in favor of all other Units.

TOGETHER with and subject to easements, rights of way, restrictions and encumbrances created by the Declaration for THE 534 WEST 42ND STREET CONDOMINIUM recorded in the Kings County Office of the Register of the City of New York on the September 18, 2008 under City Register File No. 2008000371343.

SUBJECT to the provisions of the Declaration, By-Laws, and Floor Plans of the Condominium recorded simultaneously with and as part of the Declaration, as the same may be amended from time to time by instruments recorded in the Kings County Office of the Register of the City of New York, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having time, any interest, or estate in the Unit, as though such provisions were recited and stipulated at length herein;

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid;

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

The use for which the Unit is intended is that of a residence and/or professional office as permitted by the By-Laws and the Declaration.

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 insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Condominium Act shall control.

The Grantor, in compliance with Section 13 of the Lien Law, 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 cost of the improvements, and will apply the same first to the payment of the cost of the improvements before using any part of the same for any other purpose.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed the day and year first above written.

534 WEST 42nd STREET LLC

BY:



DANIEL COHEN
AUTHORIZED SIGNATORY

GRANTEE:



Aimee A. Drouin

State of New York)

County of Kings) ss.:

On the 7 day of Nov in the year 2012 before me, the undersigned, a Notary Public in and for said State, 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 signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



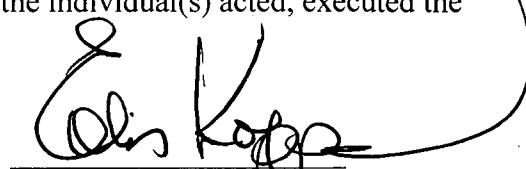
Notary Public
ELLIS KOEPPEL
Notary Public, State of New York
No. 01KO4883264
Qualified in Nassau County
Commission Expires Feb 9, 2015

SEAL

State of New York)

County of Kings) ss.:

On the 7 day of Nov in the year 2012 before me, the undersigned, a Notary Public in and for said State, personally appeared Aimee A. Drouin, 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 signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

SEAL

ELLIS KOEPPEL
Notary Public, State of New York
No. 01KO4883264
Qualified in Nassau County
Commission Expires Feb 9, 2015

Record and Return

Seth P. Steifman, Esq.
Federman Steifman LLP
220 East 42nd Street, 29th Fl.
New York, NY 10017



NEW YORK METRO
800-853-4803
212-922-1593 fax
stewartnewyork.com

SCHEDULE A - DESCRIPTION

Title No.: ST12-14573

AMENDED 10/16/2012

THE condominium Unit (in the Building located at and known as and by Street number 534 West 42nd Street, New York, New York, known as The Deuce Condominium designated and described as unit 3 (hereinafter called the "Unit") in the Declaration (hereinafter called the "Declaration") made by the sponsor (as identified in the Declaration) under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York), dated 07/25/2012 and recorded 09/12/12 in the Office of the Register of the City of New York, County of New York, in CRFN: 2012000360385, establishing a plan for condominium ownership of said Building and the land upon which the same is erected (hereinafter sometimes collectively called the "Property") and also designated and described as tax lot number 1103 Block 1070, Borough of New York on the Tax Map of the Real Property Assessment Department of the City of New York and on the floor plans of said Building certified by Brian E. Boyle, Registered Architect, on 09/10/12 and filed as Condominium Plan No. 2341 on 09/12/12 in the aforesaid Register's office; Map CRFN: 2012000360386.

TOGETHER with an undivided 11.50 percent interest in the common elements of the property as described in the Declaration.

The land upon which the Building containing the Unit is erected is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 42nd Street at the center of a party wall distant 396 feet 3 inches westerly from the southwesterly corner of 42nd Street and 10th Avenue;

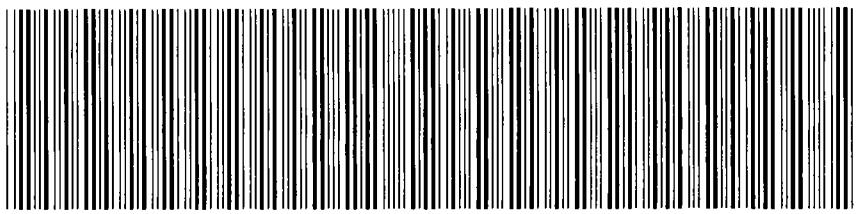
RUNNING THENCE southerly parallel with 10th Avenue and part of the way through a party wall, 98 feet 9 inches to the center line of the block between 41st and 42nd Street;

THENCE westerly along said center line of the block and parallel with West 42nd Street, 19 feet 7 inches;

THENCE northerly parallel with 10th Avenue, 98 feet 9 inches to the southerly side of West 42nd Street running in part through the center of a party wall of a house and lot adjoining said premises on the west;

THENCE easterly along the southerly side of West 42nd Street, 19 feet 7 inches to the point or place of BEGINNING.

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



2012111200348001001S0BF3

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2012111200348001

Document Date: 11-07-2012

Preparation Date: 11-12-2012

Document Type: DEED

ASSOCIATED TAX FORM ID: 2012101800480

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 OR C5. CRFN		C4. Page



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 3	MANHATTAN	10036
STREET NUMBER	STREET NAME		BOROUGH	ZIP CODE
2. Buyer Name	DROUIN		AIMEE A	
LAST NAME / COMPANY			FIRST NAME	
			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
4. Indicate the number of Assessment Roll parcels transferred on the deed	1	# of Parcels	<input type="checkbox"/> OR <input checked="" type="checkbox"/> Part of a Parcel	
5. Deed Property Size	FRONT FEET	DEPTH	ACRES	
534 WEST 42ND STREET LLC				
8. Seller Name	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 <input checked="" type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial Apartment	G <input type="checkbox"/> Entertainment / Amusement Community Service
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/>	I <input type="checkbox"/> Industrial Public Service

SALE INFORMATION

10. Sale Contract Date	5 / 23 / 2012	
Month	Day	Year
11. Date of Sale / Transfer	11 / 7 / 2012	
Month	Day	Year
12. Full Sale Price \$	7,250,000	
(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 <input type="checkbox"/>	Sale Between Relatives or Former Relatives	
B <input type="checkbox"/>	Sale Between Related Companies or Partners in Business	
C <input type="checkbox"/>	One of the Buyers is also a Seller	
D <input type="checkbox"/>	Buyer or Seller is Government Agency or Lending Institution	
E <input type="checkbox"/>	Deed Type not Warranty or Bargain and Sale (Specify Below)	
F <input type="checkbox"/>	Sale of Fractional or Less than Fee Interest (Specify Below)	
G <input type="checkbox"/>	Significant Change in Property Between Taxable Status and Sale Dates	
H <input type="checkbox"/>	Sale of Business is Included in Sale Price	
I <input type="checkbox"/>	Other Unusual Factors Affecting Sale Price (Specify Below)	
J <input checked="" type="checkbox"/>	None	

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class	D, 6	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 1103			

FOR CITY USE ONLY

C1. County Code

C2. Date Deed Recorded Month Day Year

C3. Book

C4. Page

NOV 15 12

OR

C5. CRFN

CITY REGISTER**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 3 MANHATTAN 10036

STREET NUMBER

STREET NAME

BOROUGH

ZIP CODE

2. Buyer Name DROUIN AIMEE A

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 FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land



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
B 2 or 3 Family ResidentialC Residential Vacant Land
D Non-Residential Vacant LandE Commercial
F ApartmentG Entertainment / Amusement
H Community ServiceI Industrial
J Public Service**SALE INFORMATION**

10. Sale Contract Date 5 / 23 / 2012

Month Day Year

11. Date of Sale / Transfer 11 / 7 / 2012

Month Day Year

12. Full Sale Price \$ 7,385,000

(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 D, 6 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 1103

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 SIGNATURE		DATE 11/7/12
375 SOUTH END AVENUE, #20C		
STREET NUMBER 375	STREET NAME (AFTER SALE) NEW YORK	
	STATE NY	ZIP CODE 10280
CITY OR TOWN		

BUYER'S ATTORNEY FEDERMAN STEIFMAN	
LAST NAME 212	FIRST NAME 994-9963
AREA CODE 212	TELEPHONE NUMBER 994-9963
SELLER  SELLER SIGNATURE	
DATE	

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		
BUYER SIGNATURE 375 SOUTH END AVENUE, #20C	DATE		FEDERMAN STEIFMAN		
STREET NUMBER NEW YORK	STREET NAME (AFTER SALE) NY	STATE 10280	LAST NAME LIP	FIRST NAME 212 994-9963	
CITY OR TOWN	STATE	ZIP CODE	AREA CODE	TELEPHONE NUMBER	SELLER
				SELLER SIGNATURE	DATE

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

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 , 3
Street Address , Unit/Apt.
MANHATTAN New York, 1070 1103 (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).

Name of Grantee (Type or Print)	
<u>Almae McElroy</u>	
Signature of Grantee	
Sworn to before me this _____ date of <u>Nov.</u> 20 <u>19</u> <u>Ellie</u> <u>for</u>	

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.

ELLIS KOFFPEL
Notary Public, State of New York
No. 01KO483264
Qualified in Nassau County
Commission Expires Feb 9, 2015

ELLIS KOEPPEL
Notary Public, State of New York
No. 01KO4883264
Qualified in Nassau County
Commission Expires Feb 9, 2015

2012101800480101