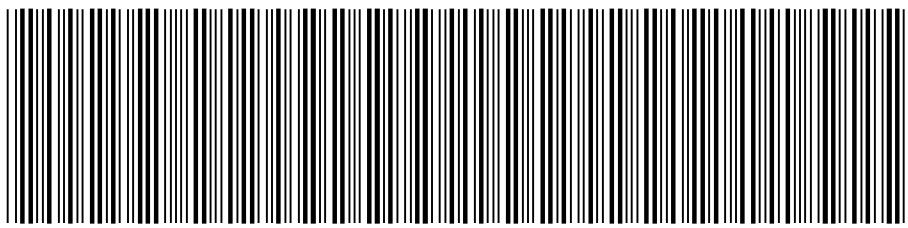


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2013041700119001002E6574

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2013041700119001

Document Date: 04-04-2013

Preparation Date: 04-17-2013

Document Type: DEED

Document Page Count: 6

PRESENTER:

EXPRESS ABSTRACT SERVICES, INC./L580184-M
2040 VICTORY BOULEVARD
STATEN ISLAND, NY 10314
718-667-3208
vcasillas@express2040.com

RETURN TO:

SCOTT M. SIEGLER, ESQ.
122 EAST 42ND STREET #60G
NEW YORK, NY 10168

PROPERTY DATA					
Borough	Block	Lot	Unit	Address	
MANHATTAN	1070	1104	Entire Lot	4	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 THIRD AVENUE, 37TH FLOOR
NEW YORK, NY 10024

GRANTEE/BUYER:

JOHN WILLIAM RICCARDI JR.
162 W 75TH STREET, APT 4R
NEW YORK, NY 10023

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage			Filing Fee:		
Mortgage Amount:	\$	0.00		\$	125.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:		
Exemption:				\$	11,970.80
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:		
City (Additional):	\$	0.00		\$	3,362.00
Spec (Additional):	\$	0.00			
TASF:	\$	0.00			
MTA:	\$	0.00			
NYCTA:	\$	0.00			
Additional MRT:	\$	0.00			
TOTAL:	\$	0.00			
Recording Fee:	\$	67.00			
Affidavit Fee:	\$	0.00			

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

Recorded/Filed 04-30-2013 09:52

City Register File No.(CRFN):

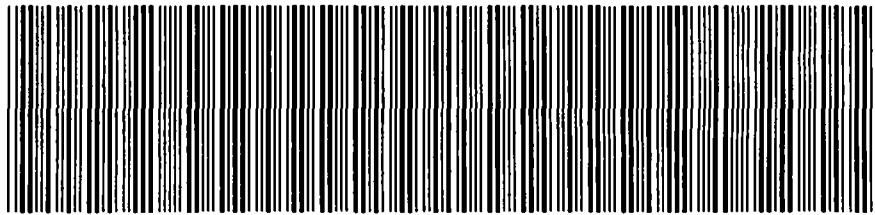
2013000170207



Scott M. Siegler

City Register Official Signature

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



2013041700119001002C67F4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 8

Document ID: 2013041700119001

Document Date: 04-04-2013

Preparation Date: 04-17-2013

Document Type: DEED

PARTIES

GRANTEE/BUYER:

JEFFREY ARVIND SHAH
162 W 75TH STREET, APT 4R
NEW YORK, NY 10023

UNIT DEED

THIS INDENTURE made on the 4th day of April, 2013, between 534 West 42nd Street LLC, having an address at 825 Third Avenue, 37th Floor, New York, New York 10024, (hereinafter "Grantor"), and John William Riccardi, Jr. and Jeffrey Arvind Shah, as Joint Tenants with Rights of Survivorship, having an address at 162 West 75th Street, Apt. 4R, New York, New York 10023 (collectively 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

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 December 11, 2012 under City Register File No. 2012000484755.

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: _____

GRANTEE:

John

**DANIEL COHEN
AUTHORIZED SIGNATORY**

John William Riccardi, Jr.


Jeffrey Arwind Shah

Jeffrey Arwind Shah

State of New York)

ss.;

County of ~~King~~)

On the 4 day of May in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared John C. Cason, 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
STATE OF NEW YORK
COUNTY OF RICHMOND
RICHARD A. FASANO
REG #01FA6022024
APPT. EXPIRES MARCH 22, 2025

Notary Public

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF RICHMOND
RICHARD A. FASANO
REG #01FA6022024
APPT. EXPIRES MARCH 22, 20

State of New York)

118

County of)

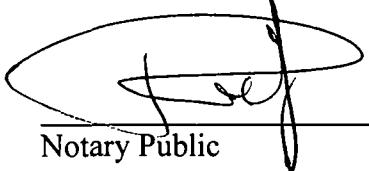
On the _____ day of _____ in the year _____ before me, the undersigned, a Notary Public in and for said State, personally appeared John W. M. personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument 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

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF RICHMOND
RICHARD A. FASANO
REG #01FA6022024
APPT. EXPIRES MARCH 22, 2015

State of New York)
County of *Knios*) ss.:
)

On the 4 day of April in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Fasano 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**

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF RICHMOND
RICHARD A. FASANO
REG #01FAG022024
APPT. EXPIRES MARCH 22, 2015

Schedule A Description

Title Number **L580184-M**

Policy Number: **813062-88462008**

Page **1**

BLOCK - 1070 LOT - 1104 (BASE LOT 49)

The Condominium Unit (the "Unit") in the building (the "Building") known as 534 West 42nd Condo f/k/a The Deuce Condominium and by the street numbers 534 West 42nd Street, New York 10036, County of New York State of New York, said Unit being designated and described as Unit No. 4 in a Declaration dated July 25, 2012 made by 534 West 42nd Street, LLC (Seller), 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 situate (which Land is more particularly described Exhibit A thereto and made a part hereof), which Declaration was recorded in the City Register's Office on September 12, 2012, in CRFN # 2012000360385. This Unit is also designated as Tax Lot 1104 in Block 1070 of the County of New York on the Tax Map of the Real Property Assessment Department and on the Floor Plans of the Building, and filed with the Real Property Assessment Department of the City of New York on September 12, 2012. Also filed in the City Register's Office as CRFN # 2012000360386.

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

ALL that certain plot, piece or parcel of land, situate 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 and 7 inches;

ISSUED BY: Express Abstract Services Inc.

**2040 Victory Boulevard
Staten Island, NY 10314**

**Tel (718) 667-3208
Fax (718) 667-3259**

Continued On Next Page

Schedule A Description - continued

Title Number **L580184-M**

Policy Number: **813062-88462008**

Page **2**

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.

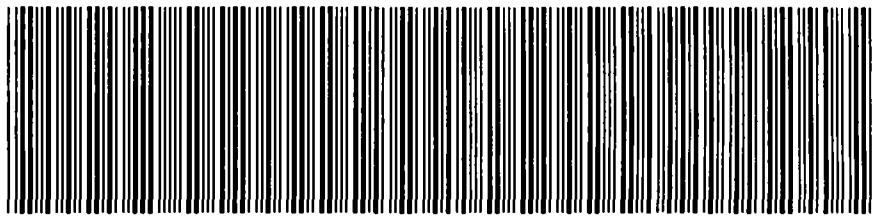
SAID PREMISES MORE COMMONLY KNOWN AS 534 WEST 42ND STREET,
UNIT 4, NEW YORK, NEW YORK.

ISSUED BY: Express Abstract Services Inc.

**2040 Victory Boulevard
Staten Island, NY 10314**

**Tel (718) 667-3208
Fax (718) 667-3259**

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



2013041700119001002SABF5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013041700119001

Document Date: 04-04-2013

Preparation Date: 04-17-2013

Document Type: DEED

ASSOCIATED TAX FORM ID: 2013040300457

SUPPORTING DOCUMENTS SUBMITTED:

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

Page Count

3

1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /

CITY REGISTER

Month Day Year C3. Book

OR

C5. CRFN C4. Page APR 18 2013

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 534 STREET NUMBER WEST 42ND STREET 4 BOROUGH MANHATTAN ZIP CODE 10036

STREET NAME

2. Buyer Name RICCARDI, JR. FIRST NAME JOHN WILLIAM

LAST NAME / COMPANY

LAST NAME / COMPANY

BOROUGH

ZIP CODE

SHAH

FIRST NAME JEFFREY ARVIND

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

SALE INFORMATION

10. Sale Contract Date 2 / 6 / 2013

Month Day Year

11. Date of Sale / Transfer 4 / 4 / 2013

Month Day Year

12. Full Sale Price \$ 8,250,000

(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 R, R 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 1104

201304030045720103

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

4/4/2013

BUYER'S ATTORNEYBUYER SIGNATURE
162 W 75TH STREET, APT 4R

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NEW YORK

STATE

10023

SELLER

CITY OR TOWN

STATE

SELLER SIGNATURE

DATE

2013040300457201

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.

BUYERS

BUYERS

Buyer Signature

Buyer Signature

4/4/2013
Date 4/4/2013
Date

SELLERS

Seller Signature _____ **Date** _____

Seller Signature **Date**

Seller Signature _____ **Date** _____

Seller Signature _____

Seller Signature _____ **Date** _____

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

State of New York)
County of *New York*) 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

4

Street Address

Unit/Apt.

MANHATTAN New York, 1070 1002 (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).

John Riccardi

Name of Grantor (Type or Print)

John Riccardi

Sworn to before me
this 4 date of April 2013

Name of Grantee (Type or Print)

Beth

Signature of Grantee

Sworn to before me
this 4 date of April 2013

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF RICHMOND
RICHARD A. FASANO
REG #01FA6022024
APPT. EXPIRES MARCH 22, 2015

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF RICHMOND
RICHARD A. FASANO
REG #01FA6022024
APPT. EXPIRES MARCH 22, 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.

**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

4

Street Address

MANHATTAN

New York

1070

1104

(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 Grantor (Type or Print)	Name of Grantee (Type or Print)
Signature of Grantor	Signature of Grantee
Sworn to before me this _____ date of _____ 20 _____	Sworn to before me this _____ date of _____ 20 _____

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.