

**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.



2013010700951001001EDB03

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2013010700951001

Document Date: 12-28-2012

Preparation Date: 01-07-2013

Document Type: DEED

Document Page Count: 4

PRESENTER:

ALPHA ABSTRACT LLC NY14011-REDVISION P/U
AS AGENT FOR: WESTCOR LAND TITLE INS. CO
120 REMINGTON BOULEVARD
RONKONKOMA, NY 11779
631-471-4888
melissa@alphaabstract.com

RETURN TO:

KOEHLER & ISAACS ESQS. REDVISION P/U
ATTN: MICHAEL BERTSCHI ESQ.
61 BROADWAY, 25TH FLOOR
NEW YORK, NY 10006

PROPERTY DATA

| Borough | Block | Lot | Unit | Address |
|---|--------------|------------|--------------|----------------------|
| MANHATTAN | 1070 | 1105 | Entire Lot 5 | 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 10022

GRANTEE/BUYER:

YANEEKE SAMUELS
20 TIFFANY PLACE, 2S
BROOKLYN, NY 11231

FEES AND TAXES

| | | | |
|--------------------------|-----------|--------------------|---------------------------------|
| Mortgage | | Filing Fee: | |
| Mortgage Amount: | \$ | 0.00 | \$ 125.00 |
| Taxable Mortgage Amount: | \$ | 0.00 | NYC Real Property Transfer Tax: |
| Exemption: | | | \$ 12,181.20 |
| TAXES: County (Basic): | \$ | 0.00 | NYS Real Estate Transfer Tax: |
| City (Additional): | \$ | 0.00 | \$ 3,420.00 |
| 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 01-14-2013 09:44

City Register File No.(CRFN):

2013000016428

Annette McMill

City Register Official Signature

UNIT DEED

THIS INDENTURE made on the 28th day of December, 2012, between 534 West 42nd Street LLC, having an address at 825 Third Avenue, 37th Floor, New York, New York 10024, (hereinafter "Grantor"), and Yaneeke Samuels, having an address at 20 Tiffany Place, #2S, Brooklyn, New York 11231 (hereinafter "Grantee").

Block 1070
Lot 1105

WITNESSETH:

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

ALPHA ABSTRACT, LLC

Title No. ALP-14011

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, known and designated as Unit No. 5 together with an undivided 11.50% interest as tenant in common in the common elements of the condominium hereinafter referred to.

The real property described is a unit shown on the plans of condominium prepared and certified by Brian E. Boyle, Registered Architect and filed in the Office of the City Register of the City of New York Borough of Manhattan on the 12th day of September, 2012 as file No. 2341, as defined in the Declaration of Condominium entitled, "The Deuce Condominium", made by 534 West 42nd Street LLC, under Article 9-B of the New York Real Property Law dated July 25, 2012 and recorded in the Office of the City Register for the City of New York, Borough of Manhattan on September 12, 2012 in CRFN 2012000360385 , covering the property herein described.

The land area of the property is described as follows:

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;

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

RUNNING 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;

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

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

**FOR
CONVEYANCING
ONLY**

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 12, 2012 under City Register File No. 2012000360385.

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;

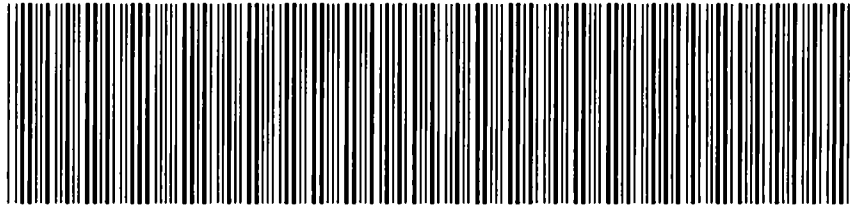
TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

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.

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



2013010700951001001S1582

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013010700951001

Document Date: 12-28-2012

Preparation Date: 01-07-2013

Document Type: DEED

ASSOCIATED TAX FORM ID: 2012122400356

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4

SMOKE DETECTOR AFFIDAVIT

2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 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 5 MANHATTAN 10036
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name SAMUELS YANEEKE
 LAST NAME / COMPANY FIRST NAME

CITY REGISTER

 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

JAN 08 '13

 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 OR ACRES
 FRONT FEET DEPTH

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

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 10 / 10 / 2012
 Month Day Year

11. Date of Sale / Transfer 12 / 28 / 2012
 Month Day Year

12. Full Sale Price \$ 8 3 9 5 0 0

(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 1105

201212240035620105

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**

KOEHLER & ISAACS LLP

| | | | | | | | |
|----------------------|--|--------------------------|--|-----------|--|------------------|--|
| BUYER SIGNATURE | | DATE | | LAST NAME | | FIRST NAME | |
| 20 TIFFANY PLACE, 2S | | | | 917 | | 551-1300 | |
| STREET NUMBER | | STREET NAME (AFTER SALE) | | AREA CODE | | TELEPHONE NUMBER | |
| BROOKLYN | | | | | | SELLER | |
| CITY OR TOWN | | STATE | | ZIP CODE | | SELLER SIGNATURE | |
| | | NY | | 11231 | | | |
| | | | | | | DATE | |

2012122400356201

C1. County Code: _____ C2. Date Deed Recorded: _____ / _____ / _____
Month Day Year
C3. Book _____ C4. Page _____
OR
C5. CRFN _____



**STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES**

RP - 5217NYC

| | | | | |
|---|--|----------------------------|-----------------------------|---|
| 1. Property Location | 534 | WEST 42ND STREET 5 | MANHATTAN | 10036 |
| | STREET NUMBER | STREET NAME | BOROUGH | ZIP CODE |
| 2. Buyer Name | SAMUELS | | YANEEKE | |
| | 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 | <input type="checkbox"/> Part of a Parcel |
| 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 <input checked="" type="checkbox"/> | One Family Residential | C <input type="checkbox"/> | Residential Vacant Land | E <input type="checkbox"/> |
| B <input type="checkbox"/> | 2 or 3 Family Residential | D <input type="checkbox"/> | Non-Residential Vacant Land | F <input type="checkbox"/> |
| | | | | G <input type="checkbox"/> |
| | | | | Entertainment / Amusement |
| | | | | H <input type="checkbox"/> |
| | | | | Community Service |
| | | | | I <input type="checkbox"/> |
| | | | | Industrial |
| | | | | J <input type="checkbox"/> |
| | | | | Public Service |

10. Sale Contract Date 10 / 10 / 2012
Month Day Year

11. Date of Sale / Transfer 12 / 28 / 2012
Month Day Year

12. Full Sale Price \$ 8 3 9 5 0 0

(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 _____

| | | |
|---|-------------------------------------|--|
| 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 |

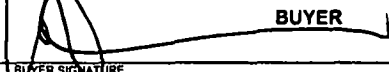

15. Building Class R, 1 16. Total Assessed Value (of all parcels in transfer) _____

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

MANHATTAN 1070 1105

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  | | DATE | KOEHLER & ISAACS LLP | |
| 20 TIFFANY PLACE, 2S | | | LAST NAME 917 | FIRST NAME 551-1300 |
| STREET NUMBER | STREET NAME (AFTER SALE) | | AREA CODE | TELEPHONE NUMBER |
| BROOKLYN | | | | SELLER |
| | NY | 11231 |  Authorized Signature | |
| CITY OR TOWN | STATE | ZIP CODE | SELLER SIGNATURE | DATE 12/28/12 |

2012122400356201

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

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

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

5

Street Address

Unit/Apt.

MANHATTAN

New York,

1070

1105

(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
this 28 date of December 2012

RICHARD S. MOSS

Notary Public, State of New York

Qualified in Suffolk County

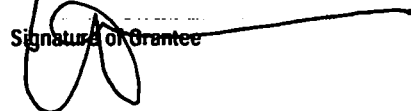
No. 01MO6109413

Commission Expires: 05/10/16

Yanpeke Samuels

Name of Grantee (Type or Print)

Signature of Grantee



Sworn to before me
this 28 date of December 2012

RICHARD S. MOSS

Notary Public, State of New York

Qualified in Suffolk County

No. 01MO6109413

Commission Expires: 05/10/16

These statements are made to the best of the knowledge that a willfully false representation is unlawful and constitutes 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.

SEAL

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

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

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, 5

| Street Address | | | Unit/Apt. |
|----------------|-----------|-------|-----------|
| MANHATTAN | New York, | 1070 | 1105 |
| Borough | | Block | Lot |

(the "Premises");

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.