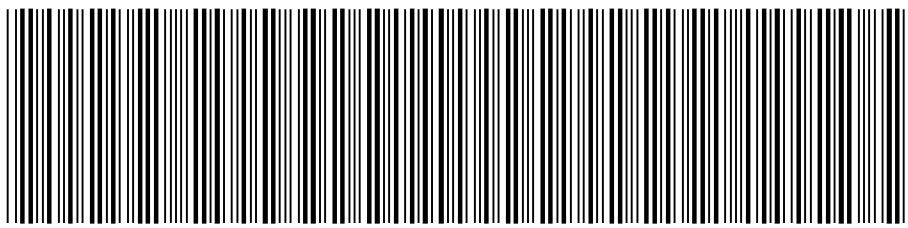


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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

<b>PROPERTY DATA</b>			
<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>
MANHATTAN	1070	1105	Entire Lot
<b>Property Type:</b> SINGLE RESIDENTIAL CONDO UNIT			
5 534 WEST 42ND STREET			

**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**

<b>Mortgage</b>					
Mortgage Amount:	\$	0.00	Filing Fee:	\$	125.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	12,181.20
Exemption:			NYS Real Estate Transfer Tax:	\$	3,420.00
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			
<b>TOTAL:</b>	\$	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



*Janette M. Hill*  
**City Register Official Signature**

**UNIT DEED**

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

Block 1070  
Lot 1105

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

# ALPHA ABSTRACT, LLC

Title No. ALP-14011

## S C H E D U L E 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.

FOR  
CONVEYANCING  
ONLY

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.

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 42<sup>ND</sup> 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.

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

534 WEST 42<sup>nd</sup> STREET LLC  
BY:

**GRANTEE:**

Yaneeka Samuels

On the 28 day of Dec in the year 2011 before me, the undersigned, a Notary Public in and for said State, personally appeared Yanette Samuel, 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.

*[Signature]* No.

**RICHARD S. MOSS**  
**Notary Public, State of New York**  
**Qualified in Suffolk County**  
**No. 01MO6109413**  
**Commission Expires: 05/10/16**

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

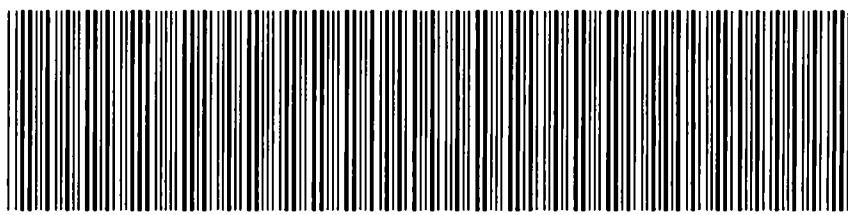
Commission Expires: 05/10/16

On the \_\_\_\_ day of \_\_\_\_ in the year \_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, 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.

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## Notary Public

**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:**

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

	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  C4. Page   
 OR  
 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 NAME  MANHATTAN  ZIP CODE

STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  SAMUELS  YANEEKE

FIRST NAME

**CITY REGISTER**

LAST NAME / COMPANY

FIRST NAME

**JAN 08 '13**

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  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

**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 SIGNATURE

20 TIFFANY PLACE, 2S

DATE

**BUYER'S ATTORNEY**

KOEHLER &amp; ISAACS LLP

**BUYER'S ATTORNEY**

LAST NAME

FIRST NAME

917

551-1300

STREET NUMBER

STREET NAME (AFTER SALE)

BROOKLYN

STATE

ZIP CODE

AREA CODE

TELEPHONE NUMBER

**SELLER**

CITY OR TOWN

NY

11231

SELLER SIGNATURE

DATE

2012122400356201

FOR CITY USE ONLY

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

C3. Book  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  CITY REGISTER  
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY  FIRST NAME JAN 08 '13

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  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  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

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

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

12. Full Sale Price \$  8,395,000

( 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.

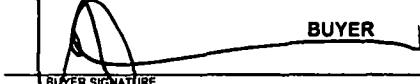
13. Indicate the value of personal property included in the sale

### 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

<b>CERTIFICATION</b>		<p>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.</p>			
 <b>BUYER</b> BUYER SIGNATURE 20 TIFFANY PLACE, 2S		<b>DATE</b>		<b>BUYER'S ATTORNEY</b> KOEHLER & ISAACS LLP	
				LAST NAME	FIRST NAME
				917	551-1300
<b>STREET NUMBER</b> STREET NUMBER BROOKLYN		<b>STREET NAME (AFTER SALE)</b> NY STATE		<b>AREA CODE</b> 11231 ZIP CODE	<b>TELEPHONE NUMBER</b> SELLER  Authorized Signature
					<b>DATE</b> 12/28/12

2012122400356201

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**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

Street Address

5

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

Decemb<sup>er</sup> 2012

RICHARD S. MOSS

Notary Public, State of New York

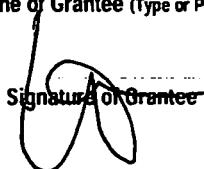
Qualified in Suffolk County

No. 01MO6109413

These statements are made under penalty that a willfully false representation is a material misstatement, which is a crime of perjury under Article 210 of the Penal Law.

Yankee Samuels

Name of Grantee (Type or Print)



Signature of Grantee

Sworn to before me

this 28 date of

Decemb<sup>er</sup> 2012

RICHARD S. MOSS

Notary Public, State of New York

Qualified in Suffolk County

No. 01MO6109413

Commission Expires: 05/10/16

**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**

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).

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.