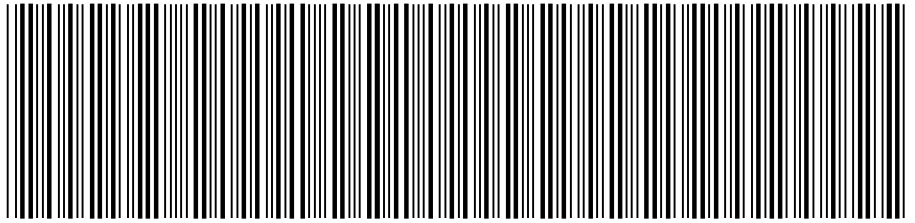


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2013022600622001

Document Date: 02-22-2013

Preparation Date: 02-26-2013

Document Type: DEED

Document Page Count: 4

PRESENTER:

JUDICIAL TITLE INSURANCE AGENCY, LLC PICKUP
800 WESTCHESTER AVENUE STE S340
AS AGENT FOR FIRST AMERICAN - 110859 (MAF)
RYE BROOK, NY 10573
914-381-6700
chalpin@judicialtitle.com

RETURN TO:

LAW OFFICE OF ROBERT V. FERRARI
630 THIRD AVENUE 16TH FLOOR
NEW YORK, NY 10017

PROPERTY DATA

| Borough | Block | Lot | Unit | Address |
|---|-------|------|--------------|----------------------|
| MANHATTAN | 1070 | 1106 | Entire Lot 6 | 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:

MICHAEL YOUNGE
445 WEST 49TH STREET, APT. B
NEW YORK, NY 10019

FEES AND TAXES

| | | | | |
|--------------------------|----|-------|---------------------------------|--------------|
| Mortgage | | | Filing Fee: | |
| Mortgage Amount: | \$ | 0.00 | | \$ 125.00 |
| Taxable Mortgage Amount: | \$ | 0.00 | NYC Real Property Transfer Tax: | |
| Exemption: | | | | \$ 11,400.00 |
| TAXES: County (Basic): | \$ | 0.00 | NYS Real Estate Transfer Tax: | |
| City (Additional): | \$ | 0.00 | | \$ 3,200.00 |
| 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 03-12-2013 15:48

City Register File No.(CRFN):

2013000100303

Annette McMill

City Register Official Signature

Return TO: Law Office of Robert V. Ferraro
630 Third Avenue 16th Floor
New York, NY 10017

THE JUDICIAL TITLE INSURANCE AGENCY LLC
800 WESTCHESTER AVENUE - SUITE S-340
RYE BROOK, NEW YORK 10573
914-381-6700

110859

(4)

UNIT DEED

THIS INDENTURE made on the 22nd day of February, 2013, between 534 West 42nd Street LLC, having an address at 825 Third Avenue, 37th Floor, New York, New York 10024, (hereinafter "Grantor"), and Michael Younge, having an address at 445 West 49th Street, Apt. B, New York, New York 10019 (hereinafter "Grantee").

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

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.

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 110859FA-Y

SCHEDULE A

THE Unit known as Unit No. 6 (hereinafter called the "Unit") in the building known as The Deuce Condominium and by the street address 534 West 42nd Street, Borough of Manhattan, City, County and State of New York (hereinafter called the "Premises"), known and designated as Unit No. 6 in the Declaration establishing a plan of condominium ownership of the Premises (hereinafter called the "Declaration"), pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter called the "Condominium Act"), made by 534 West 42nd Street LLC, dated the 25th day of July, 2012 and recorded in the Office of the City Register of the City of New York on September 12, 2012 in CRFN: 2012000360385, as amended by First Amendment recorded December 11, 2012 in CRFN: 2012000484755. Said Unit is also known as Tax Lot 1106 in Block 1070 on the Tax Maps of the Real Property Assessment Bureau of the City of New York, Borough of Manhattan, and on the Floor Plans of the building, certified by Brian E. Boyle, Registered Architect, filed in said Register's Office on July 26, 2012 in CRFN: 2012000360386 as Condominium Plan No. 2341.

TOGETHER with an undivided 11.50% interest in the common elements, as such term is defined in the Declaration.

THE land area upon which the building containing the Unit is located is more particularly bounded and 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 and 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 line of a party wall of a house and lot adjoining said premises on the west;

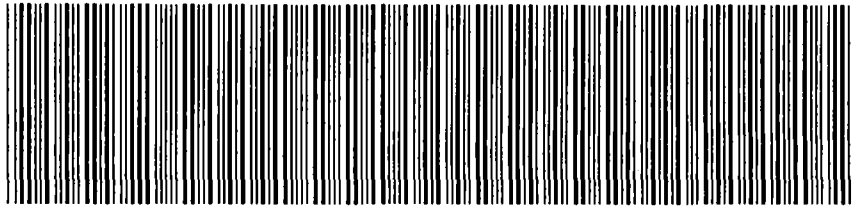
THENCE easterly along the southerly side of West 42nd Street, 19 feet 7 inches to the point or place of BEGINNING.

**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 in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013022600622001

Document Date: 02-22-2013

Preparation Date: 02-26-2013

Document Type: DEED

ASSOCIATED TAX FORM ID: 2013022100382

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

2
1

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 6 MANHATTAN 10036
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name YOUNGE MICHAEL
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 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

5. Deed Property Size X OR ACRES
 FRONT FEET DEPTH

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

7. Check the boxes below as they apply:
 4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 6. Ownership Type is Condominium ☒
 7. New Construction on Vacant Land ☐

8. 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 1 / 17 / 2012
 Month Day Year

11. Date of Sale / Transfer 2 / 22 / 2013
 Month Day Year

12. Full Sale Price \$ 8,000,000
 (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 1106

CITY REGISTER

FEB 28 2013

201302210038220103

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 <i>Micada Gaye</i> | | DATE <i>2/22/2013</i> | LAST NAME | FIRST NAME |
| 445 WEST 49TH STREET, APT. B | | | | |
| STREET NUMBER | STREET NAME (AFTER SALE) | | AREA CODE | TELEPHONE NUMBER |
| NEW YORK | | | | |
| CITY OR TOWN | STATE NY | ZIP CODE 10019 | SELLER SIGNATURE <i>[Signature]</i> | DATE <i>2/22/13</i> |
| | | | Authorized Signatory | |

2013022100382201

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

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

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, 6,
Street Address Unit/Apt.
MANHATTAN New York, 1070 1106 (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).

JASON HERSKOWITZ

Name of Grantor (Type or Print)

[Signature]
Authorized Signature
Signature of Grantor

MICHAEL YOUNG

Name of Grantee (Type or Print)

[Signature]
Signature of Grantee

SEAL

Sworn to before me

this 22 date of FEB 20 13

[Signature]
KEVIN M. COLLINS
Notary Public, State of New York
No. 01CO6102638
Qualified in Nassau County
Commission Expires 12/8/2015

Sworn to before me

this 22 date of FEB 20 13

[Signature]
KEVIN M. COLLINS
Notary Public, State of New York
No. 01CO6102638
Qualified in Nassau County
Commission Expires 12/8/2015

These statements are made under penalty of perjury that a willfully false representation 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.