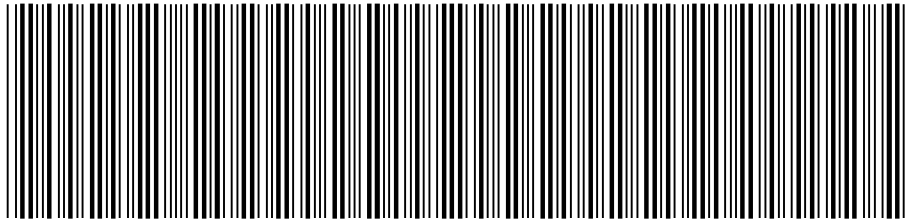


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2013011800278001001EFABF

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2013011800278001

Document Date: 01-14-2013

Preparation Date: 01-18-2013

Document Type: DEED

Document Page Count: 4

PRESENTER:

HORIZON LAND SERVICES
15 WEST 44TH STREET, 7TH FLOOR
PICK UP DENISE/TITLE NO. HLS-NY-17958
NEW YORK, NY 10036
212-921-4141
wmcnair@horizonlandservices.com

RETURN TO:

HORIZON LAND SERVICES - PICK UP DENISE
THU KUIK
534 WEST 42ND STREET
NEW YORK, NY 10036
212-921-4141
wmcnair@horizonlandservices.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1107	Entire Lot 7	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:

THU KUIK
114 EAST 13TH STREET
NEW YORK, NY 10003

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 125.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 12,468.75
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 3,500.00
Spec (Additional):	\$ 0.00	<div>RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 02-14-2013 16:02 City Register File No.(CRFN): 2013000065362  <i>Annette McHill</i> City Register Official Signature</div>	
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 57.00		
Affidavit Fee:	\$ 0.00		

UNIT DEED

THIS INDENTURE made on the 14th day of January, 2013, between 534 West 42nd Street LLC, having an address at 825 Third Avenue, 37th Floor, New York, New York 10024, (hereinafter "Grantor"), and Tiiu Kuik, having an address at 114 East 13th Street, New York, New York 10003 (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.

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

534 WEST 42nd STREET LLC

BY:

GRANTEE:

Tiia Kuik

State of New York)

) ss.:

County of KINGS

On the 14 day of JANUARY in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared TIIA KUIK, 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

JACK WAINER
Notary Public, State of New York
No. 01WA4846218
Qualified in Nassau County
Commission Expires Sept. 30, 2013

State of New York)

) ss.:

County of KINGS

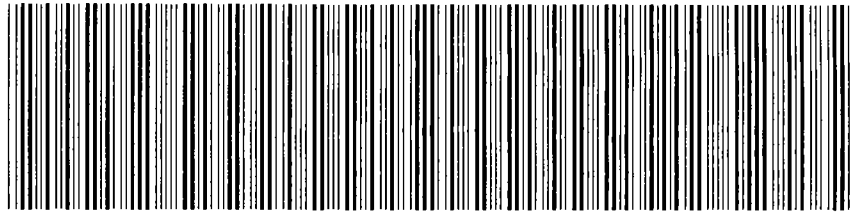
On the 14 day of JANUARY in the year 2012 before me, the undersigned, a Notary Public in and for said State, personally appeared JASON HENSKOWITZ, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument 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

JACK WAINER
Notary Public, State of New York
No. 01WA4846218
Qualified in Nassau County
Commission Expires Sept. 30, 2013

SEAL

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2013011800278001001S343E

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013011800278001

Document Date: 01-14-2013

Preparation Date: 01-18-2013

Document Type: DEED

ASSOCIATED TAX FORM ID: 2013011000303

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
1

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

PROPERTY INFORMATION

~~JAN 22 2019~~

1. Property Location	534	WEST 42ND STREET 7	MANHATTAN	10036
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name KUIK THU

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  # 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 _____ X _____ 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

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 4 / 18 / 2012
Month Day Year

11. Date of Sale / Transfer 1 / 14 / 2013
Month Day Year

12. Full Sale Price \$ 8 7 5 0 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	<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 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 1107

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		1/14/13 DATE		BRICKNER MAKOW LLP BUYER'S ATTORNEY	
114 EAST 13TH STREET		718		624-1550	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	
NEW YORK		NY		TELEPHONE NUMBER	
CITY OR TOWN		STATE		ZIP CODE	
		10003		SELLER	
				1/14/13 DATE	
		SELLER SIGNATURE			

**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, 7,
Street Address Unit/Apt.
MANHATTAN New York, 1070 1107 (the "Premises");
Borough Block Lot

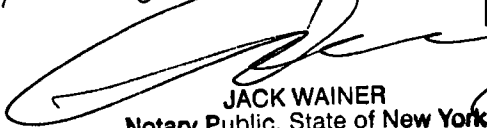
That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of 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)


Signature of Grantor

Sworn to before me
this 14 date of January 2012

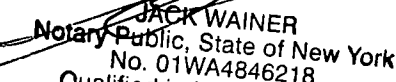

JACK WAINER
Notary Public, State of New York
No. 01WA4846218
Qualified in Nassau County
Commission Expires Sept. 30, 2013

These statements are made with the knowledge that any false representation is punishable as a crime of perjury under Article 210 of the Penal Law.

Name of Grantee (Type or Print)


Signature of Grantee

Sworn to before me
this 14 date of January 2012


JACK WAINER
Notary Public, State of New York
No. 01WA4846218
Qualified in Nassau County
Commission Expires Sept. 30, 2013

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.