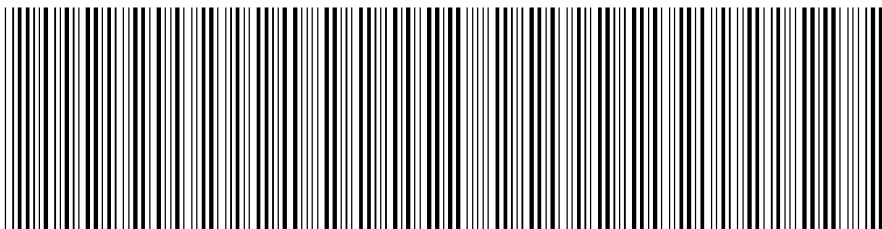


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2015110600403001001E180C

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2015110600403001

Document Date: 10-30-2015

Preparation Date: 11-06-2015

Document Type: DEED

Document Page Count: 4

PRESENTER:

KENSINGTON VANGUARD
39 WEST 37TH STREET, TITLE NO. 818886 D
HOLD/ PICKUP SEARCH NY
NEW YORK, NY 10018
212-532-8686
chrisc@KVNATIONAL.COM

RETURN TO:

TIMOTHY P. BRODEN, ESQ.
300 MAIN STREET, SUITE 314
LAFAYETTE, IN 47902

PROPERTY DATA

| Borough | Block | Lot | Unit | Address |
|--|-------|------|--------------|----------------------|
| MANHATTAN | 1070 | 1101 | Entire Lot 1 | 534 WEST 42ND STREET |
| Property Type: COMMERCIAL CONDO UNIT(S) | | | | |

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

534 WEST 42ND STREET LLC
C/O MADISON REALTY CAPITAL, 825 THIRD
AVENUE, 37TH FLOOR
NEW YORK, NY 10022

GRANTEE/BUYER:

CHICAGOLAND OIL COMPANY LLC
5199 GARDENIA COURT
WEST LAFAYETTE, IN 47906

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

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

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 4,425.57

NYS Real Estate Transfer Tax:

\$ 1,244.00

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

CITY OF NEW YORK

Recorded/Filed 11-20-2015 12:46

City Register File No.(CRFN):

2015000413362



Annette M. Hill

City Register Official Signature

**BARGAIN AND SALE DEED WITHOUT
COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, dated as of October 30, 2015, by and between 534 WEST 42ND STREET LLC, a Delaware limited liability company having an address c/o Madison Realty Capital, 825 Third Avenue, 37th Floor, New York, New York 10022 ("Grantor"), and CHICAGOLAND OIL COMPANY LLC, an Illinois limited liability company having an address at 5199 Gardenia Court, West Lafayette, Indiana 47906 ("Grantee").

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant and release and assign forever unto Grantee, and the heirs or successors and assigns of Grantee, all those certain plots, pieces or parcels of land commonly known as Retail Unit No. 1, 534 West 42nd Street, New York, New York, New York and located in the County and State of New York, as more particularly bounded and described in Schedule A attached hereto and made a part hereof (collectively, the "Land");

BEING and intended to the same premises as conveyed to the Grantor by deed dated December 30, 2009 and recorded February 10, 2010 in the Office of the City Register of the City of New York, New York County, as CRFN 2010000047759;

TOGETHER with the building(s) now located or hereafter erected on the Land (the "Building") and any and all other fixtures and improvements now located or hereafter erected on the Land (the Building and such other fixtures and improvements being hereinafter collectively referred to as the "Improvements");

TOGETHER with all right, title and interest, if any, of Grantor in and to the land lying in the bed of any street, highway, road or avenue, opened or proposed, public or private, in front of or adjoining the Land, to the center line thereof, any rights of way, appendages, appurtenances, easements, sidewalks, alleys, gores or strips of land adjoining or appurtenant to the Land and used in conjunction therewith, and any award or payment made or to be made in lieu of any of the foregoing or any portion thereof and any unpaid award for damage to the Land or any of the Improvements by reason of change of grade or closing of any street, road or avenue, specifically excluding any and all air and development rights appurtenant to the Land (the foregoing rights, together with the Land and the Improvements being hereinafter referred to, collectively, as the "Premises");

TO HAVE AND TO HOLD the Premises herein granted, or mentioned and intended so to be, unto Grantee, and the heirs, successors and assigns of Grantee, forever.

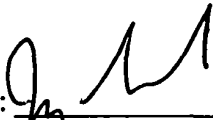
AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvements and will apply the same first to the payment of the cost of improvements before using any part of the total of the same or any other purpose.

[SIGNATURE PAGE FOLLOWS]

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

GRANTOR:

534 WEST 42ND STREET LLC,
a Delaware limited liability company

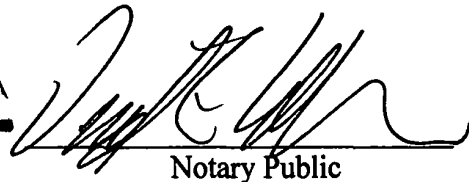
By: 
Name: Jay Levinton
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 28th day of October in the year 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Jay Levinton, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SEAL


Notary Public

DAVID E. COHEN
Notary Public, State of New York
No. 01CO-4914562
Qualified in Suffolk County, 2017
Commission Expires December 14, 2017

Stewart Title Insurance Company

Title Number: 818886(S-NY-CP-KV)D

**SCHEDULE A
DESCRIPTION**

The land referred to in this Certificate of Title is described as follows:

The Condominium Unit (hereinafter referred to as the "Unit") in the building (hereinafter referred to as the "Building") known as The Deuce Condominium and by the Street Number 534 West 42nd Street, Borough of Manhattan, County of New York, State of New York, said Unit being designated and described as Retail Unit No. 1 in a Declaration dated 7/25/2012 made by 534 West 42nd Street LLC, pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act") establishing a Plan for condominium ownership of the Building and the Land (hereinafter referred to as the "land") upon which the building is situate (which land is more particularly described below and made a part hereof), which Declaration was recorded in the New York County Register's Office on 9/12/2012 as CRFN 2012000360385, as amended by First Amendment to Declaration of Condominium dated 12/3/2012 and recorded 12/11/2012 as CRFN 2012000484755 (which Declaration and Amendments (if applicable) thereto are hereinafter collectively referred to as the "Declaration"). This Unit is also designated as Tax Lot 1101 in Block 1070 of the Borough of Manhattan, County of New York on the Tax Map of the Real Property Assessment Department and on the Floor Plans of the Building, filed in the Office of the Register of the City of New York, County of New York 9/12/2012 as Condominium Map No. 2341 as CRFN 2012000360386.

TOGETHER with an undivided 6.90% interest in the Common Elements (as such term is defined in the Declaration).

The land upon with the building containing the unit is described as follows:

ALL that certain lot, 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, distant 396 feet 3 inches westerly from the southwesterly corner of 42nd Street and 10th Avenue;

RUNNING THENCE southerly parallel with 10th Avenue, 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;

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

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

534 WEST 42ND STREET LLC

TO

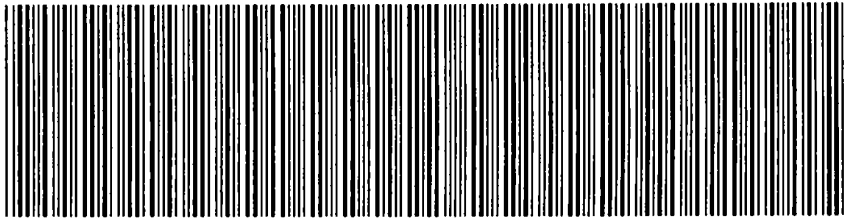
CHICAGOLAND OIL COMPANY LLC

Block: 1070
Lots: 1101
County: New York
Address: Retail Unit No. 1, 534 West 42nd Street,
New York, New York

RECORD AND RETURN TO:

Timothy P. Broden, Esq.
300 Main Street, Suite 314
Lafayette, Indiana 47902

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



2015110600403001001SD68D

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015110600403001
Document Type: DEED

Document Date: 10-30-2015

Preparation Date: 11-06-2015

ASSOCIATED TAX FORM ID: 2015102700092

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

1
3

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 1 MANHATTAN 10036
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name CHICAGOLAND OIL COMPANY LLC
 LAST NAME / COMPANY FIRST NAME

NOV 12 2015

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

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

 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 ResidentialC ☐ Residential Vacant LandE ☒ CommercialG ☐ Entertainment / AmusementI ☐ IndustrialB ☐ 2 or 3 Family ResidentialD ☐ Non-Residential Vacant LandF ☐ ApartmentH ☐ Community ServiceJ ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 10 / 1 / 2015
 Month Day Year

11. Date of Sale / Transfer 10 / 30 / 2015
 Month Day Year

12. Full Sale Price \$ 3 1 0 5 6 6

(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 RelativesB ☐ Sale Between Related Companies or Partners in BusinessC ☐ One of the Buyers is also a SellerD ☐ Buyer or Seller is Government Agency or Lending InstitutionE ☐ 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 DatesH ☐ Sale of Business is Included in Sale PriceI ☐ 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, 8 16. Total Assessed Value (of all parcels in transfer) 2 8 8 0 0

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

MANHATTAN 1070 1101

201510270009220102

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.

| | | | |
|--|--|--|--|
| <p>BUYER</p> <p><i>[Signature]</i> 10/28/2015</p> | | <p>BUYER'S ATTORNEY</p> <p>Broden Timothy</p> | |
| <p><small>BUYER SIGNATURE</small></p> <p>5199 GARDENIA COURT <i>Praveen Kumar Gulati</i></p> | | <p><small>LAST NAME</small></p> <p>765 742-4280</p> | |
| <p><small>STREET NUMBER</small></p> <p>WEST LAFAYETTE</p> | | <p><small>AREA CODE</small></p> <p>765 742-4280</p> | |
| <p><small>STREET NAME (AFTER SALE)</small></p> <p>IN 47906</p> | | <p>SELLER</p> <p><i>[Signature]</i></p> | |
| <p><small>CITY OR TOWN</small></p> <p>IN 47906</p> | | <p><small>SELLER SIGNATURE</small></p> <p><i>[Signature]</i></p> | |
| <p><small>STATE</small></p> <p>IN 47906</p> | | <p><small>DATE</small></p> <p></p> | |

2015102700092201

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 5199 GARDENIA COURT | | DATE | LAST NAME | | FIRST NAME |
| STREET NUMBER WEST LAFAYETTE | | STREET NAME (AFTER SALE) | AREA CODE | TELEPHONE NUMBER | |
| CITY OR TOWN | | STATE IN | ZIP CODE 47906 | DATE 10-30-15 | |
| SELLER SIGNATURE Jay Levinson, member | | | DATE 10-30-15 | | |



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 1070 LOT: 1101
- (2) Property Address: 534 WEST 42ND STREET Unit 1, NEW YORK, NY 10036
- (3) Owner's Name: CHICAGOLAND OIL COMPANY LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:

Praveen Kumar Gulay

Date (mm/dd/yyyy)

10/29/2015

Name and Title of Person Signing for Owner, if applicable:

Praveen Kumar Gulay
member