

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 11th day of November, nineteen hundred and ninety six
BETWEEN

CHOONG H. KOH AND YOUNG-SUN KOH, Husband and Wife
 Cambridge Way
 Alpine, New Jersey 07620

TT \$1,840

party of the first part, and

307 WEST 71 REALTY CORP., A NEW YORK CORPORATION
 Ansonia Station
 P.O. Box 95
 New York, New York 10023

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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, bounded and described as follow:

BEGINNING at a point on the northerly side of 71st Street, distant 125 feet westerly from the northwesterly corner of 71st Street and 11th Avenue, now called West End Avenue;

THENCE Westerly and along said northerly side of 71st Street, 16 feet;

THENCE Northerly and parallel with West End Avenue and part of the way through a party wall, 102 feet 2 inches to the center line of the block between 71st and 72nd Streets;

THENCE Easterly along said center line of the block, 16 feet;

THENCE Southerly and again parallel with West End Avenue, 102 feet 2 inches to the northerly side of 71st Street at the point or place of BEGINNING.

BEING the same premises as conveyed by Deed to Choong H. Koh and Young-Sun Koh, his wife dated November 21, 1980, recorded November 26, 1980 in Liber/Reel 545 Page 1022 made by David Alter and Julius Goldberg.

Prem: 307 West 71st Street

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
 AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Choong H. Koh

CHOONG H. KOH

Young-Sun Koh

YOUNG-SUN KOH

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 11th day of November 1996, before me personally came Choong H. Koh and Young-Sun Koh Husband and Wife

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

NOTARY PUBLIC

DAE KI MIN
Notary Public, State of New York
No. 31-4841697
Qualified in New York County
Commission Expires Sept. 30, 1997

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

NOTARY PUBLIC

DAE KI MIN
Notary Public, State of New York
No. 31-4841697
Qualified in New York County
Commission Expires Sept. 30, 1997

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Recorded at the request of
CHONG H. KOH & YOUNG-SUN KOH CORP.

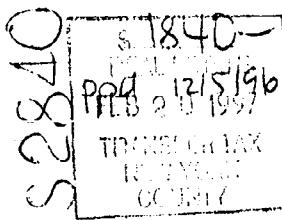
Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. SL 10338

CHOONG H. KOH AND YOUNG-SUN KOH, **003942**
husband and wife

TO

307 WEST 71 REALTY CORP.



ROBERT LEWIS, ESQ.
312 WEST 71ST STREET
NEW YORK, NEW YORK 10023

Zip No.

Premises: 307 West 71st Street
New York, New York **10023** \$27.00

RETURN BY MAIL TO:

OFFICE OF CITY REGISTRAR
New York County
RECORDED

Witness my hand
and official seal

Jy. L. Koh
City Register

RECORDED IN NEW YORK COUNTY

FEB 20 1997 P 1:35

1997 FEB 20 P 1:35

Jy. L. Koh
CITY REGISTRAR

REC. FEE	4-27
SST \$	1840 (P 1:35)
RET #	970000477

Reserve this space for use of Recording Office.