

1542
 Standard N.Y.B.L.A. Form 4000-20M -Bargain and Sale Deed, with Covenants Against Grantor's Act-Individual or Corporation- single sheet
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 18th day of November, nineteen hundred and ninety-one
 BETWEEN

George Parker residing at 311 West 71st Street Apt. 1B New York, N.Y. 10023

party of the first part, and

311 West 71 Realty Corp. whose office is located c/o Claudia Wilson
 107 West 68th Street New York, N.Y. 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

See Annexed Schedule A

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.

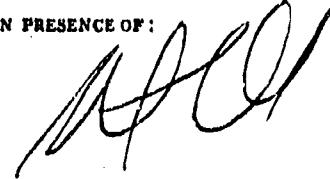
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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 sum 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:



George Parker
 GEORGE PARKER

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, County of New York, City and State of New York, known and designated on the Tax Map of the City of New York for the Borough of Manhattan, and by Block 1183, Lot 26 as the same currently exist. Said lot is bounded and described as follows:

BEGINNING at a point on the northerly side of West 71st Street, distant 159 feet westerly from the northwesterly corner of West 71st Street and West End (formerly 11th) Avenue;

RUNNING THENCE northerly and parallel with the westerly side of West End Avenue and part of the way through a party wall, 102 feet 2 inches to the middle line of block between West 71st Street and West 72nd Street;

THENCE westerly along said middle line of the block 16 feet;

THENCE southerly parallel with the westerly side of West End Avenue and part of the way through another party wall, 102 feet 2 inches to the northerly side of West 71st Street;

THENCE easterly along the northerly side of West 71st Street, 16 feet to the point or place of BEGINNING.

Subject to the reservation by the Seller with respect to Apartment 1B of a conditional estate for the Seller's sole personal use for and during the shorter to occur of (a) a term of fourteen (14) years or (b) the natural Life of the Seller (in either case, the "Reserved Estate"), subject to the condition that the Seller shall have no right to improve, demolish, replace, alter, transfer, assign, convey, lease, mortgage, or otherwise encumber the Reserved Estate, and subject to the further condition and requirement that the Seller shall contribute the annual amount of \$5,400 towards carrying charges, real estate taxes, and maintenance expenses of the Premises, such annual amount to be paid to the Purchaser in equal installments no later than the first day of each and every calendar month. It is expressly understood and agreed that the Reserved Estate shall automatically terminate if the Seller shall fail to make any such monthly payment ten (10) days after notice from the Purchaser, or if the Seller shall breach any of the other conditions set forth above. No persons other than the Seller may reside in said Apartment.

Said premises being known as 311 West 71st Street, New York, N.Y.

Said Reserve Estate shall be subordinate to any mortgage placed on the premises.

G.P

STATE OF NEW YORK, COUNTY OF New York 881

On the 18th day of November 19 91, before me personally came

George Parker

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

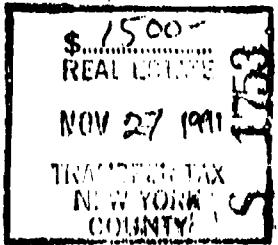
*George Parker*ISIDORE POCKRISS
Notary Public, State of New York
No. 41-8393825
Qualified in Queens County
Term Expires March 30, 1992

STATE OF NEW YORK, COUNTY OF 881

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

, the corporation described 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 881

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 he executed the same.

OFFICE OF CITY REGISTER
New York County
RECORDED
Withers by hand
and official seal*Jay A. Baldwin*

CITY REGISTER

STATE OF NEW YORK, COUNTY OF 881

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

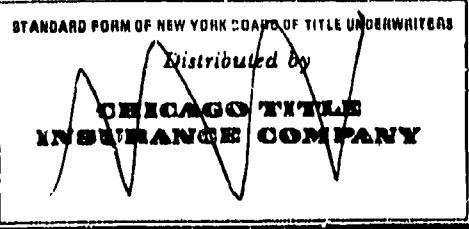
to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 1005221

Parker TO

311 West 71 Realty Corp.

SECTION
BLOCK 1183
LOT 26
COUNTY OR TOWN New YorkRecorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Dennis Russo, Esq.
Reid and Priest
40 West 57th Street
New York, N.Y.

Zip No. 10019

AMERICAN TITLE INSURANCE CO.

HPD-C

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE	BROOKLYN COUNTY			DEED 413968 \$21,000
	REC. FEE	SST \$ 1,300	RPT # 5047	
91 NOV 27 AM 9:31			413969 \$2,000	
AT HANDBY OFFICIAL SEAL CITY REGISTER				