

**CLOSING STATEMENT FOR CLAUDE SIMON
FOR PURCHASE OF
UNIT 5 AT 160 MADISON AVENUE, NEW YORK, NEW YORK
PREPARED BY VERNON & GINSBURG**

TRANSACTION:

Purchase of 45 shares of 160 Madison Avenue Owners Corp. and a 12.5% interest in the limited partnership entitled "160 Madison Avenue Owners Company", along with an assignment of the proprietary lease appurtenant to the limited partnership interest covering Unit 5 of the building at 160 Madison Avenue, New York, New York 10016.

**DATE, TIME AND
PLACE OF TRANSACTION:**

October 20, 1992, 10:00 AM at 160 Madison Avenue, New York, New York, 5th floor.

PRESENT:

1. Purchaser: Claude Simon and his attorney, Darryl M. Vernon of Vernon & Ginsburg.
2. Sellers: Rolf Karl and Joanne K. Singleton, and their attorney John Williamson.
3. The limited partnership and corporation: Henry Traiman, President and their attorney, Michael Meltzer of Segal & Meltzer.
4. John Simon, a limited partner.

TRANSACTION

The transaction was a purchase of a 12.5% interest in the limited partnership of 160 Madison Avenue Owners Company, along with the purchase of 45 shares of 160 Madison Avenue Owners Corporation, which is the general partner of the limited partnership, and the owner of the land and building at 160 Madison Avenue, New York, New York. The appurtenant proprietary lease covering Unit 5 of the building was assigned to the Purchaser. Waivers of options were also executed along with various other documents that are listed below. The Sellers' attorney was delivering certified checks for the payments of the New York City RPT tax (\$570) along with the New York State Transfer Tax (\$160).

EXHIBITS

1. Assignment of limited partnership interest and acceptance.
2. Consent to assignment.
3. Assignment of proprietary lease.
4. Acceptance and assumption of proprietary lease (along with "Assignment of Proprietary Lease, Acceptance and Consent" transferring the proprietary lease from Rolf Karl to Rolf Karl and Joanne K. Singleton who are the transferors in the present transaction).
5. Waiver of option executed by all limited partners.
6. Copy of stock certificate showing 45 shares of 160 Madison Avenue Owners Corporation (the original stock certificate is being held by Segal & Meltzer along with other limited partners' stockholders certificates).
7. New York City RPT Transfer Tax return.
8. New York State Real Estate Transfer Tax return.

Miscellaneous

9. A copy of the mortgage modification agreement between Paul S. Magid et al., and 160 Madison Avenue Owners Corp. was delivered by Segal & Meltzer to Vernon & Ginsburg at the closing and is being held at Vernon & Ginsburg's offices.

claude.cls

**ASSIGNMENT OF LIMITED PARTNERSHIP INTEREST
AND ACCEPTANCE**

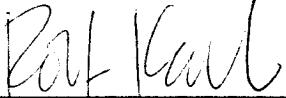
The undersigned Assignors, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby assign unto Claude Simon (Assignee), all of that portion of the Assignors' interest as joint tenants in and to the Limited Partnership known as 160 Madison Avenue Owners Company, which is allocated to Unit #5 (fifth floor) of the building at 160 Madison Avenue, New York, New York so that Assignee is fully substituted as limited partner therein for Assignors,

TO HAVE AND TO HOLD the same unto the Assignee and Assignee's personal representatives and permitted assigns, on and after the date hereof, for the balance of the term of the Limited Partnership, and any renewals and extensions therefor, and subject to the covenants, conditions and limitations therein contained.

The undersigned Assignee hereby assumes and agrees to perform and comply with all the terms, covenants and conditions of the Limited Partnership Agreement to be performed or complied with by the limited partners on and after the date hereof, as if the undersigned Assignee had originally executed the Limited Partnership Agreement as a limited partner.

Dated: New York, New York
 October 14, 1992

20
ASSIGNORS:



ROLF KARL

Joanne K. Singleton
JOANNE K. SINGLETON

ASSIGNEE:

Claude Simon
CLAUDE SIMON

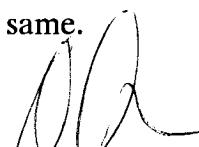
STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 20th day of October, 1992, before me personally came CLAUDE SIMON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.


Notary Public DARRYL M. VERNON
Notary Public, State of New York
No. 4755587
Qualified in New York County
Commission Expires ~~March 30, 1997~~
Dec 31, 1997

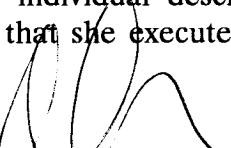
STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 20th day of October, 1992, before me personally came ROLF KARL, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.


Notary Public DARRYL M. VERNON
Notary Public, State of New York
No. 4755587
Qualified in New York County
Commission Expires ~~March 30, 1997~~
Dec 31, 1997

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

On the 20th day of October, 1992, before me personally came JOANNE K. SINGLETON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she executed the same.


Notary Public DARRYL M. VERNON
Notary Public, State of New York
No. 4755587
Qualified in New York County
Commission Expires ~~March 30, 1997~~
Dec 31, 1997

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CONSENT TO ASSIGNMENT

TO: Claude Simon

c/o Vernon & Ginsburg
261 Madison Avenue, 14th floor
New York, New York 10016

Dated:	1992
Unit:	#5 (fifth floor)
Address:	160 Madison Avenue New York, New York 10016

IT IS HEREBY CERTIFIED that pursuant to Article V, §2(c) of the Certificate of Limited Partnership of 160 Madison Avenue Owners Company, dated as of December 1, 1983, consent has been granted by the undersigned as General Partner of the Limited Partnership, and as owner and Lessor of the building at 160 Madison Avenue, New York, New York ("Building"), to the assignment by Rolf Karl and Joanne K. Singleton (Assignors) to Claude Simon (Assignee) of the following interests:

- (i) Assignors' 12.5% interest in the Limited Partnership allocated to Unit 5 of the Building;
- (ii) Assignors' interest in 45 shares of stock of the General Partner allocated to Unit 5 of the Building; and
- (iii) the proprietary lease between the undersigned as Lessor and Rolf Karl and Joanne K. Singleton as Lessee, covering Unit 5 of the Building.

Such consent has been given in writing by a majority of the now authorized number of directors of the corporation or by duly adopted resolution by its Board of Directors at a meeting duly held.

IT IS FURTHER CERTIFIED that all rent, maintenance or other charges due under the proprietary lease have been paid up to and including *October 31, 1992.*

160 MADISON AVENUE OWNERS
CORPORATION, General Partner and Lessor

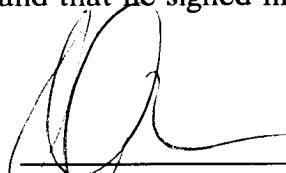
By: *Henry Traiman*
Henry Traiman, President

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CORPORATE ACKNOWLEDGEMENT

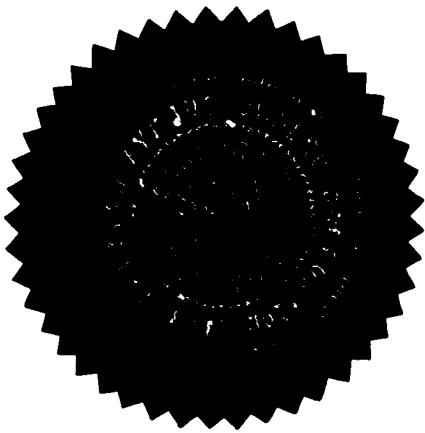
STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 20th day of October, 1992, before me came Henry Traiman to me known, who, being by me duly sworn, did depose and say that he resides at 160 Middleneck Road, Great Neck, New York; that he is the President of 160 Madison Avenue Owners Corp., the corporate General Partner of 160 Madison Avenue Owners Company, the Limited Partnership described in, and which executed the foregoing instrument as General Partner of; 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.



Notary Public

DARRYL M. VERNON
Notary Public, State of New York
No. 4755587
Qualified in New York County
Commission Expires March 30, 19



ASSIGNMENT OF PROPRIETARY LEASE

KNOW THAT Rolf Karl and Joanne K. Singleton
245 Henry Street
Brooklyn, New York

ASSIGNORS

in consideration of the sum of Ten (\$10.00) Dollars,

paid by Claude Simon, c/o Vernon & Ginsburg, 261 Madison Avenue, New York, New York,
ASSIGNEE

and for other good and valuable consideration, does hereby assign unto the Assignee a certain proprietary lease dated ~~as of July 1, 1984~~ by and between 160 Madison Avenue Owners Corporation, Lessor and Rolf Karl and Joanne K. Singleton, Lessee, covering Unit 5 (fifth floor) in the building known as 160 Madison Avenue, New York, New York 10016

TO HAVE AND TO HOLD the same unto the Assignee and Assignee's personal representatives and assigns, on and after ~~October 10, 1992~~ the effective date, for the balance of the term of the proprietary lease, and any renewals or extensions thereof, and subject to the covenants, conditions and limitations therein contained.

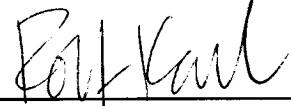
In order to induce the Lessor to consent to this assignment and Assignee to accept this assignment, the Assignors represents to Lessor and Assignee that:

- a) Assignors have full right, title and authority to assign their interest in 160 Madison Avenue Owners Company and in the proprietary lease and shares of stock of Lessor appurtenant thereto.
- b) Assignors have fully performed all the terms, covenants and conditions of the proprietary lease on Assignors' part to be performed to the effective date hereof.
- c) Assignors have not done or suffered anything to be done which might impose any liability on the Lessor or Assignee, and
- d) There are no claims, security interest or liens against the proprietary lease, or the interest of Assignors in 160 Madison Avenue Owners Company, the shares held by Assignors in the Lessor corporation allocated to Unit 5 (fifth floor) to which the proprietary lease is appurtenant, or to any fixtures and/or personal property installed by Assignors in the unit.

The covenants and representations herein shall survive the delivery hereof, but any action based thereon must be instituted within one year from the effective date of this assignment.

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

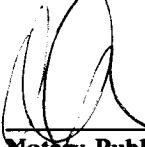
IN WITNESS WHEREOF, the Assignors have executed this assignment on October , 1992.


ROLF KARL


JOANNE K. SINGLETON

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

On the 20th day of October, 1992, before me personally came ROLF KARL, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.


Notary Public DARRYL M. VERNON
Notary Public, State of New York
No. 4755587
Qualified in New York County
Commission Expires March 30, 1993
D. M. Vernon, Esq.
D. M. Vernon, Esq.

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

On the 20th day of October, 1992, before me personally came JOANNE K. SINGLETON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she executed the same.


Notary Public DARRYL M. VERNON
Notary Public, State of New York
No. 4755587
Qualified in New York County
Commission Expires March 30, 1993
D. M. Vernon, Esq.
D. M. Vernon, Esq.

legassgn.cld

ACCEPTANCE AND ASSUMPTION OF PROPRIETARY LEASE

KNOW THAT Claude Simon the undersigned Assignee named in a certain instrument of Assignment of Proprietary Lease dated October 20, 1992 executed by Rolf Karl and Joanne K. Singleton, Assignors therein, in order to induce 160 Madison Avenue Owners Corporation, Lessor therein and owner of the building at 160 Madison Avenue, New York, New York, to consent to the aforementioned Assignment of a Proprietary Lease and for a simultaneous assignment by Assignors of certain shares of the Lessor and of an interest in the Limited Partnership to which said proprietary lease is appurtenant, and in consideration of such assignments and the consent of the Lessor thereto, the undersigned **HEREBY ASSUMES AND AGREES TO PERFORM AND COMPLY** with all the terms, covenants and conditions of the proprietary lease to be performed or complied with by Lessee on and after *October 20*, 1992 the effective date of the assignment, as if the undersigned had originally executed the proprietary lease as Lessee, and further agrees that at the request of the Lessor, the undersigned will surrender the assigned proprietary lease to the Lessor and enter into a new proprietary lease of said Unit for the remainder of the term thereof, in the same form and on the same terms, covenants and conditions as the assigned proprietary lease.

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

IN WITNESS WHEREOF, Assignee has duly executed this acceptance and assumption instrument on *October 20*, 1992



CLAUDE SIMON

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

On the *20th* day of *October*, 1992, before me personally came CLAUDE SIMON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.



Notary Public

DARRYL M. VERNON
Notary Public, State of New York
No. 4755537
Qualified in New York County
Commission Expires *March 30, 1993*
December 31

leg\accept.cld

ASSIGNMENT OF PROPRIETARY LEASE,
ACCEPTANCE AND CONSENT

The undersigned assignor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby assign unto Rolf Karl and Joanne K. Singleton, as joint tenants, with rights of survivorship, all of the assignor's ~~1/3~~ interest as ~~tenant in common~~ in and to a certain proprietary lease dated July 1, 1984, by and between 160 Madison Avenue Owners Corporation, as Lessor and Rolf Karl, the assignee herein, as Lessee, covering unit #5, consisting of the entire 5th floor, in the building known as 160 Madison Avenue, New York, New York,

*R Karl
JKS*

TO HAVE AND TO HOLD the same unto the assignee and assignee's personal representatives and assigns, on and after the date hereof, for the balance of the term of the proprietary lease, and any renewals and extensions thereof, and subject to the covenants, conditions and limitations therein contained.

The undersigned assignees hereby assume and agree to perform and comply with all the terms, covenants and

conditions of the proprietary lease to be performed or complied with by Lessee on and after the date hereof, as if the undersigned assignees had originally executed the proprietary lease as Lessee.

Dated: New York, New York
November 30, 1989

ASSIGNOR:

Rolf Karl
ROLF KARL

ASSIGNEE:

Rolf Karl
ROLF KARL

Joanne K. Singleton
JOANNE K. SINGLETON

It is hereby certified that consent has been granted by the undersigned corporation, or that such consent is not required, to the assignment of the shares allocated to the above noted unit and the proprietary lease appurtenant thereto to Rolf Karl and Joanne K. Singleton, as joint tenants with rights of survivorship.

160 MADISON AVENUE OWNERS CORP.

By: Henry Truman

2887.2/DD#12

WAIVER OF OPTION

The undersigned Limited Partners of 160 Madison Avenue Owners Company (the Limited Partnership), in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby waive any rights they would otherwise have under:

(i) Article 5 Section 2(b) of the Certificate of Limited Partnership of 160 Madison Avenue Owners Company, dated as of December 1, 1983, and

(ii) paragraph 14(a)(vii) of the Proprietary Lease between 160 Madison Avenue Owners Corporation as Lessor and each of the Limited Partners of the Limited Partnership as Lessees covering the respective interests of the Limited Partners in the building known as 160 Madison Avenue, New York, New York ("Building")

to exercise an option to purchase from Rolf Karl and Joanne K. Singleton on the terms offered by Claude Simon:

(a) their 12.5% interest in the Limited Partnership allocated to Unit 5 (fifth floor) of the Building; (b) their interest in 45 shares of stock of 160 Madison Avenue Owners Corporation allocated to Unit 5 of the Building; and (c) their interest in the Proprietary Lease appurtenant to their Limited Partnership interest, covering Unit 5 of the Building.


STEVE ABRAMS, Limited Partner


LINDA TEPPER, Limited Partner

Henry Traiman
HENRY TRAIMAN, Limited Partner

Moses Shayowitz
MOSES SHAYOWITZ, Limited Partner

Bernat Mikhl
BERNAT MIKHLI, Limited Partner

M. Shayowitz
Moses Shayowitz

Shamul Mikhl
SHAMUIL MIKHLI, Limited Partner

John M. Simon
JOHN M. SIMON, Limited Partner

Rolf Karl
ROLF KARL, Limited Partner

Joanne K. Singleton
JOANNE K. SINGLETON, Limited Partner

ACKNOWLEDGMENTS

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

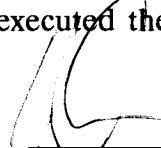
On the 20th day of October, 1992, before me personally came CLAUDE SIMON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.


Notary Public

HENRY C
DARRYL M. VERNON
Notary Public, State of New York
No. 4755507
Qualified in New York County
Commission Expires March 30, 1993
Dec. 31

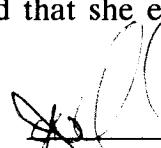
STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 20th day of October, 1992, before me personally came ROLF KARL, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.


Notary Public DARRYL M. VERNON
Notary Public, State of New York
No. 4755507
Qualified in New York County
Commission Expires March 30, 1993
Dec. 31

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

On the 20th day of October, 1992, before me personally came JOANNE K. SINGLETON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she executed the same.


Notary Public DARRYL M. VERNON
Notary Public, State of New York
No. 4755507
Qualified in New York County
Commission Expires March 30, 1993
Dec. 31

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

On the 14th day of Oct, 1992, before me personally came STEVE ABRAMS, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.

Eleanor R. Miller
Notary Public

ELEANOR R. MILLER
Notary Public, State of New York
No. 24-4385578
Qualified in Kings County
Commission Expires March 9, 1993

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

On the 14th day of Oct, 1992, before me personally came LINDA TEPPER, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she executed the same.

Eleanor R. Miller
Notary Public

ELEANOR R. MILLER
Notary Public, State of New York
No. 24-4885578
Qualified in Kings County
Commission Expires March 9, 1993

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

On the 14th day of Oct, 1992, before me personally came MOSES SHAYOWITZ, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.

Eleanor R. Miller
Notary Public

ELEANOR R. MILLER
Notary Public, State of New York
No. 24-4385578
Qualified in Kings County
Commission Expires March 9, 1993

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

On the 14th day of Oct, 1992, before me personally came BERNAT MIKHLI, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.

Eleanor R. Miller
Notary Public

ELEANOR R. MILLER
Notary Public, State of New York
No. 24-4885578
Qualified in Kings County, 93
Commission Expires March 9, 19..

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

On the 14th day of Oct, 1992, before me personally came SHAMUIL MIKHLI, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.

Eleanor R. Miller
Notary Public

ELEANOR R. MILLER
Notary Public, State of New York
No. 24-4885578
Qualified in Kings County, 93
Commission Expires March 9, 19..

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

On the 15th day of Oct, 1992, before me personally came JOHN M. SIMON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.

Eleanor R. Miller
Notary Public

ELEANOR R. MILLER
Notary Public, State of New York
No. 24-4885578
Qualified in Kings County, 93
Commission Expires March 9, 19..

INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

160 MADISON AVENUE OWNERS CORPORATION

360 SHARES COMMON STOCK - WITHOUT PAR VALUE

NUMBER
12

SHARES
45



This certifies that ****CLAUDE SIMON**** is the

Forty-Five

registered holder of **360** shares of the above named Corporation fully paid and non-assessable transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.

In witness whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed

by its duly authorized officers and its Corporate Seal to be hereunto affixed
this 20th day of October A.D. 1992

Henry Tremaine

PRESIDENT

SECRETARY



CONDITION OF TRANSFER - Check the condition which applies and fill out the appropriate schedule on Pages 4, 5, 6, 7 or 8 of this return, if required. Additionally, Schedule 1 and either Schedule 2 or 3 must be completed for all transfers.	
a) <input checked="" type="checkbox"/> Arms Length Transfer b) <input type="checkbox"/> Transfer in exercise of option to purchase c) <input type="checkbox"/> Transfer from Cooperative Sponsor to Cooperative Corporation d) <input type="checkbox"/> Transfer by Referee or Receiver (Complete Schedule A, Page 4) e) <input type="checkbox"/> Transfer pursuant to Marital Settlement Agreement or Divorce Decree (Complete Schedule B, Page 4 and attach a copy of Agreement or Divorce Decree) f) <input type="checkbox"/> Deed in lieu of Foreclosure (Complete Schedule C, Page 4) g) <input type="checkbox"/> Transfer pursuant to liquidation of corporation, partnership or other entity (Complete Schedule D, Page 5) h) <input type="checkbox"/> Transfer from Principal to Agent, Dummy, Strawman or Conduit or vice versa. (Complete Schedule E, Page 6) i) <input type="checkbox"/> Transfer pursuant to Trust Agreement or Will (Attach a copy of Trust Agreement or Will)	j) <input type="checkbox"/> Gift Transfer <small>NOTE: A conveyance of real property subject to any indebtedness is NOT a gift to the extent of the indebtedness (Complete Schedule 1, below).</small> k) <input type="checkbox"/> Transfer to Business Entity related to Grantor (Complete Schedule F, Page 6) l) <input type="checkbox"/> Transfer to a Governmental Body m) <input type="checkbox"/> Correction Deed n) <input type="checkbox"/> Transfer by or to a Tax Exempt Organization (Complete Schedule G, Page 7) <small>Nonprofit Organizations please refer to special note in the Instructions for important information on exemption from Real Estate tax and related charges.</small> o) <input type="checkbox"/> Transfer of Property partly within and partly without NYC p) <input type="checkbox"/> Transfer of Controlling Economic Interest (Complete Schedule H, Page 7) q) <input type="checkbox"/> Transfer of Stock in a Cooperative Housing Corporation (Complete Schedule I, Page 8) r) <input type="checkbox"/> Transfer of an interest in an entity formed for the purpose of cooperative ownership of real property (other than a Cooperative Housing Corporation) s) <input type="checkbox"/> Other (Describe): _____

SCHEDULE 1 - DETAILS OF CONSIDERATION

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS. Enter "ZERO" on Line 11 if the transfer reported was without consideration

1. Cash	• 1. \$ <u>40,000.00</u>
2. Purchase money mortgage	• 2. \$ _____
3. Unpaid principal on pre-existing mortgage(s)*	• 3. \$ _____
4. Accrued interest on pre-existing mortgage(s)	• 4. \$ _____
5. Accrued real estate taxes	• 5. \$ _____
6. Amounts of other liens on property*	• 6. \$ _____
7. Value of shares of stock or of partnership interest received	• 7. \$ _____
8. Value of real or personal property received in exchange	• 8. \$ _____
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee	• 9. \$ _____
10. Other (Describe) _____	• 10. \$ _____
11. TOTAL CONSIDERATION: Add Lines 1 through 10 (must equal amount entered on Page 3, Line 1 of Schedule 2 or 3)	• 11. \$ <u>40,000.00</u>

* In the case of an initial transfer of an interest or in a subsequent transfer, (other than an interest in an individual residential unit) in an entity formed for the purpose of cooperative ownership, a proportionate share of any pre-existing mortgages(s) on the underlying real property must be included in the consideration.

SCHEDULE 2 - COMPUTATION OF TAX FOR TRANSFERS INVOLVING RESIDENTIAL PROPERTY

USE THIS SCHEDULE FOR THE FOLLOWING TRANSFERS:

- A. Conveyances where the real property transferred or the real property in which the economic interest is transferred is a one, two, or three-family house, an individual cooperative apartment, an individual residential condominium unit, or an individual dwelling unit in a dwelling which is to be occupied or is occupied as the residence or home of four or more families living independently of each other
- B. Grants, assignments or surrenders of leasehold interests in a one, two, or three-family house, or an individual dwelling unit in a dwelling which is to be occupied or is occupied as the residence or home of four or more families living independently of each other
1. Consideration paid or required to be paid
(Enter here and transfer amount to Schedule 1, Line 11) • 1. \$ _____
2. Tax Due:
- a) 1% of Line 1, if the consideration on Line 1 is \$500,000 or less
OR
b) 1.425% of Line 1, if the consideration on Line 1 is greater than \$500,000 • 2a. \$ _____
• 2b. \$ _____
3. Penalty (See instructions) • 3. \$ _____
4. Interest (See instructions) • 4. \$ _____
5. Total Due (Add Lines 2(a) or 2(b), 3 and 4) • 5. \$ _____

SCHEDULE 3 - COMPUTATION OF TAX FOR TRANSFERS INVOLVING NON-RESIDENTIAL PROPERTY

USE THIS SCHEDULE FOR ALL TRANSFERS NOT INCLUDED IN SCHEDULE 2 ABOVE

1. Consideration paid or required to be paid
(Enter here and transfer amount to Schedule 1, Line 11) • 1. \$ 40,000.00
2. Tax Due:
- a) 1.425% of Line 1, if the consideration on Line 1 is \$500,000 or less
OR
b) 2.625% of Line 1, if the consideration on Line 1 is greater than \$500,000 • 2a. \$ 570.00
• 2b. \$ _____
3. Penalty (See instructions) • 3. \$ _____
4. Interest (See instructions) • 4. \$ _____
5. Total Due (Add Lines 2(a) or 2(b), 3 and 4) • 5. \$ 570.00

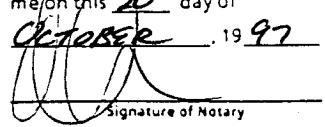
CERTIFICATION

I swear or affirm that this return, including the accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

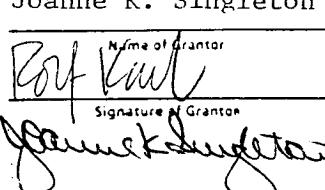
Sworn to and subscribed to before
me on this 20 day of

October, 1992


Signature of Notary

Rolf Karl
Joanne K. Singleton

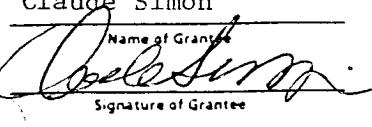
Name of Grantor


Signature of Grantor

GRANTEE

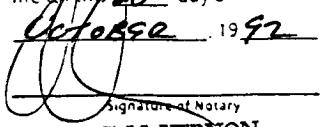
Claude Simon

Name of Grantee


Signature of Grantee

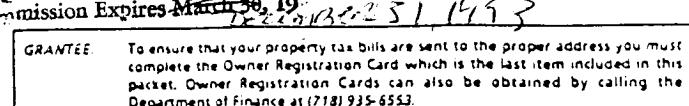
Sworn to and subscribed to before
me on this 20 day of

October, 1992


Signature of Notary

DARRYL M. VERNON
Notary Public, State of New York
No. 4755587

Qualified in New York County
Commission Expires March 30, 1993


Signature of Notary

GRANTEE To ensure that your property tax bills are sent to the proper address you must complete the Owner Registration Card which is the last item included in this packet. Owner Registration Cards can also be obtained by calling the Department of Finance at (718) 935-6553.

Combined
 Real Property Transfer Gains Tax Affidavit
 Real Estate Transfer Tax Return
 Credit Line Mortgage Certificate

See instructions (TP-584-I) before completing this form

Schedule A - Information Relating to Conveyance

Please print or type	Name	Social security number
Transferor/grantor	ROSE KARL & JOANNE SINGLETSON	050 32 17504
Address	245 HENRY STREET, BROOKLYN, NY 11201	ZIP code
Transferee/grantee	CLAUDE SIMON	Social security number
Address	20 VERATEX 160 MADISON AVE., NY, NY 10016	ZIP code
	106 50 1158	Federal employer identification number

Location and description of property conveyed

Tax map designation	Address	City/Village	Town	County
BLK 862 LOT 20	160 MADISON AVE, REDACTED	NEW YORK		NEW YORK

Type of property conveyed
(Check applicable box)

- 1 1 - 3 family house
2 Residential cooperative

- 3 Residential condominium
4 Vacant land
5 Other _____

Date of conveyance

10 20 92
month day yearPercentage of real property
conveyed which is residential
real property 0 %

Condition of conveyance (Check all that apply)

- | | | |
|--|--|---|
| a. Conveyance of fee interest | f. Conveyance which consists of a mere change of identity or form of ownership or organization
(Attach Form TP-584 I, Schedule F) | k. Leasehold assignment or surrender |
| b. Acquisition of a controlling interest (state percentage acquired <u>0%</u>) | g. Conveyance for which credit for tax previously paid will be claimed
(Attach Form TP-584 I, Schedule G) | l. Leasehold grant |
| c. Transfer of a controlling interest (state percentage transferred <u>0%</u>) | h. Conveyance of air rights or development rights | m. Conveyance of an easement |
| d. Conveyance to cooperative housing corporation | i. Contract assignment | n. Conveyance for which exemption from transfer tax is claimed. (Complete Schedule C, Part III) |
| e. Conveyance pursuant to or in lieu of foreclosure (Attach Form TP-584 I, Schedule E) | j. Option assignment or surrender | o. Conveyance by gift |
| | | p. Conveyance of property partly within and partly without the state |
| | | q. Other (Describe) _____ |

Schedule B - Real Property Transfer Gains Tax Affidavit (Article 31-B of the Tax Law)

- Check this box if a Tentative Assessment and Return is being filed with respect to your current transfer, and proceed to Schedule C without completing the following affidavit. Also, enter the assessment number shown on the Tentative Assessment: _____
- I (We) certify that: (check appropriate box)
1. The transfer of real property consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property.
2. The transfer is a transfer of real property where the consideration is less than \$500,000 and which is neither (A) pursuant to a cooperative or condominium plan, nor (B) a partial or successive transfer pursuant to an agreement or plan to effectuate by partial or successive transfers a transfer which would otherwise be included in the coverage of Article 31-B of the Tax Law.
3. The transfer is a transfer of real property by tenants in common, joint tenants or tenants by the entirety where the aggregate consideration is less than \$500,000 (All such transferors must sign this form.)
4. The conveyance is not a transfer of real property within the meaning of section 1440.7 of Article 31-B of the Tax Law. (Attach documents supporting such claim, and sign on back as required.)
5. The transfer of real property consists of premises wholly occupied and used by the transferor exclusively as his residence, including a cooperative apartment or condominium occupied by the transferor exclusively as a residence. (This exemption may only be claimed by an individual, estate or trust.)
6. The governmental entity (transferor) is the State of New York, or any of its agencies, instrumentalities, political subdivisions, or public corporations, including a public corporation created pursuant to an agreement or compact with another state or Canada.
7. The governmental entity (transferor) is the United Nations or any other international organization of which the United States is a member, the United States of America or any of its agencies or instrumentalities.

Schedule C - Real Estate Transfer Tax Return (Article 31 of the Tax Law)

Part I - Computation of Tax Due

- 1 Enter amount of consideration for conveyance. (If you are claiming a total exemption from tax, enter consideration and proceed to Part III)

1	40,000.00
2	
3	40,000.00
4	160.00
5	
6	160.00

- 2 Continuing lien deduction (See instructions if property is taken subject to mortgage or lien)

- 3 Taxable consideration (Subtract line 2 from line 1)

- 4 Tax due: \$2 for each \$500, or fractional part thereof, of consideration on line 3

- 5 Amount of credit claimed (See instructions and attach Form TP-584 I, Schedule G)

- 6 Total tax due* (Subtract line 5 from line 4)

Part II - Computation of Additional Tax Due on the Conveyance of Residential Real Property for \$1 Million or More

- 1 Enter amount of consideration for conveyance (same as amount in Part I, line 1)

- 2 Taxable consideration (Multiply line 1 by the percentage of the premises which is residential real property) (see instructions)

- 3 Total additional transfer tax due* (1% of line 2)

1	
2	
3	

*Please make check(s) payable to the county clerk where the recording is to take place or the Department of Taxation and Finance if payment is being made directly to the Tax Department

For recording officer's use	Amount received	Part I \$ 160.00	Date received	Transaction number