

THIS INDENTURE, made the 1st day of December, nineteen hundred and Eighty

BETWEEN ERIKA MAGID, c/o LIPSKY, STOLER, SEIDMAN & LANDAU,
P.C., 510 Fifth Avenue, New York, New York, 10036,

party of the first part, and HENRY TRAIMAN ASSOCIATES, INC. with offices
at 160 Madison Avenue, New York, New York,
10016,

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, situated and being in the Borough of Manhattan, City of New York, County and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Madison Avenue, distant seventy-three (73) feet eleven and one-half (11½) inches northerly from the corner formed by the intersection of the westerly side of Madison Avenue and the northerly side of Thirty-Second Street;

RUNNING THENCE northerly along the westerly side of Madison Avenue twenty-four (24) feet seven (7) inches;

THENCE westerly and part of the distance through a party wall ninety-five (95) feet;

THENCE southerly parallel with Madison Avenue twenty-four (24) feet seven (7) inches;

THENCE easterly parallel with Thirty-Second Street, and part of the distance through a party wall ninety-five (95) feet to the westerly side of Madison Avenue at the point or place of BEGINNING.

SAID PREMISES being now known as and by the street number 160 Madison Avenue, New York, New York.

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.

STATE OF NEW YORK, COUNTY OF NASSAU

§§:

On the 1st day of December 19 83, before me personally came EDWARD SACHS,

to me known to be the individual described in and who executed the foregoing instrument, ~~XXXXXXXXXXXXXXXXXXXX~~ and to me known to be the Attorney-in-Fact of ERIKA MAGID the individual described and who by his Attorney-in-Fact executed the same and acknowledged that he executed said instrument as act and deed of said ERIKA MAGID by virtue of a power of attorney dated September 1, 1983 and intended to be recorded simultaneously herewith in the Office of the _____ of the County of _____.

Sheila Morrell

SHEILA MORRELL
Notary Public, State of New York
No. 30-4183223
Qualified in Nassau County
Commission Expires March 30, 19 *84*

NOTARY PUBLIC

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 ~~he executed the same.~~

NOTARY PUBLIC

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.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. *M 310720*

ERIKA MAGID

TO

HENRY TRAIMAN Associates, Inc.

SECTION *3*

BLOCK *862*

LOT *20*

COUNTY OR TOWN *New York*

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Segal Meltzer & Friedlander
225 Broadway
New York, New York

Zip No. *10007*

Attn: Michael Irwin Meltzer

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

**CHICAGO TITLE
INSURANCE COMPANY**

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

THIS INDENTURE, made the 1st day of December, nineteen hundred and eighty-three
BETWEEN Henry Traiman Associates, Inc.
160 Madison Avenue
New York, New York,

party of the first part, and 160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim 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, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly side of Madison Avenue distant 73 feet 11 1/2 inches Northerly from the corner formed by the intersection of the Westerly side of Madison Avenue and the Northerly side of 32nd Street;

RUNNING THENCE Northerly along the Westerly side of Madison Avenue 24 feet 7 inches;

THENCE Westerly and part of the distance through a party wall 95 feet;

THENCE Southerly and parallel with ~~the corner of~~ Madison Avenue 24 feet 7 inches;

THENCE Easterly and parallel with ~~the corner of~~ 32nd Street and part of the distance through a party wall 95 feet to the Westerly side of Madison Avenue at the point or place of BEGINNING.

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.

The property described herein does not constitute all or substantially all of the assets of the corporation.

AND the party of the first part; in compliance with Section 13 of the Lien Law, hereby 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

STATE OF NEW YORK, COUNTY OF

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

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
executed the same.

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

STATE OF NEW YORK, COUNTY OF NEW YORK

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the /~~25~~ day of November 1983 , before me
personally came Henry Traiman

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. 160 Middle Neck
Road, Great Neck, New York, ;
that he is the President

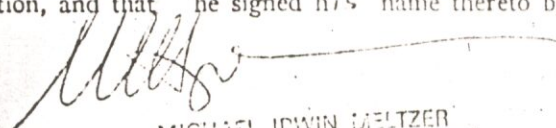
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No. ;

of Henry Traiman Associates, Inc.
the corporation described

that he knows

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 corpora-
tion, and that he signed his name thereto by like order.

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.


MICHAEL IRWIN MELTZER
Notary Public, State of New York
No. 41-4639549
Qualified In Queens County
Commission Expires March 30, 1984

Quitclaim Deed

TITLE NO. _____

SECTION 3

BLOCK 862

LOT 20

COUNTY ~~XXXXXX~~ New York

Henry Traiman Associates, Inc.

TO

160 Madison Avenue Owners Corporation

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

THE TITLE GUARANTEE COMPANY



SEGAL, MELTZER & FRIEDLANDER
225 Broadway
New York, New York 10007
ATTN: Michael Irwin Meltzer

Zip No.