

THIS INDENTURE, made the 1st day of December, nineteen hundred and Eighty <sup>T</sup>  
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, situate and lying 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 (11 $\frac{1}{2}$ ) 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 or roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenance 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 and then to the payment of the amount of the balance of the consideration.

## STATE OF NEW YORK, COUNTY OF NASSAU

SS:

On the 1st day of December 1983, before me personally came EDWARD SACHS,

to me known to be the individual described in and who executed the foregoing instrument, ~~XXXXXXXXXXXXXX~~ 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  
Notary Public, State of New York  
No. 30-4683223  
Qualified in Nassau County  
Commission Expires March 30, 1984

## STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

19, before me

On the \_\_\_\_\_ day of \_\_\_\_\_ personally came \_\_\_\_\_

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

NOTARY PUBLIC

## STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

SS:

On the \_\_\_\_\_ day of \_\_\_\_\_ 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 TRAUMAN Associates, INC.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

CHICAGO TITLE  
INSURANCE COMPANY

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

**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:

On the 19 day of  
personally came

19 , before me

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:

On the 1st day of November 1983 , before me personally came Henry Traiman

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

of Henry Traiman Associates, Inc. , 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.

*Henry Traiman*  
MICHAEL IRWIN MELTZER  
Notary Public, State of New York  
No. 41-4639549  
Qualified In Queens County 6/1  
Commission Expires March 30, 1984

Quitclaim Deed

TITLE NO.

Henry Traiman Associates, Inc.

TO

160 Madison Avenue Owners Corporation

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

THE TITLE GUARANTEE COMPANY



STATE OF NEW YORK, COUNTY OF

ss:

On the 19 day of  
personally came

19 , before me

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 ss:

On the 19 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.

SECTION 3

BLOCK 862

LOT 20

COUNTY ~~XXXXXX~~ New York

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

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

Zip No.