



New York State Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See instructions (TP-584-I) before completing this form. Please print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor	Name (if individual: last, first, middle initial) Simon, John			Social security number 015-16-5808
<input checked="" type="checkbox"/> Individual	Mailing address 6 Edwards Lane			Social security number
<input type="checkbox"/> Corporation				
<input type="checkbox"/> Partnership				
<input type="checkbox"/> Estate/Trust				Federal employer ident. number
<input type="checkbox"/> Other				
Grantee/Transferee	Name (if individual: last, first, middle initial) Simon, Claude			Social security number 106-50-1158
<input checked="" type="checkbox"/> Individual	Mailing address 160 Madison Avenue			Social security number
<input type="checkbox"/> Corporation				
<input type="checkbox"/> Partnership				
<input type="checkbox"/> Estate/Trust				Federal employer ident. number
<input type="checkbox"/> Other				

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
	862	20	160 Madison Avenue, 4th Fl.	NY	NY	NY

Type of property conveyed (check applicable box)

1 One- to three-family house
2 Residential cooperative
3 Residential condominium
4 Vacant land

5 Commercial/Industrial
6 Apartment building
7 Office building
8 Other commercial co

Date of conveyance
month day year

Percentage of real property
conveyed which is residential
real property 0.00 %
(see instructions)

Condition of conveyance (check all that apply)

a. Conveyance of fee interest

b. Acquisition of a controlling interest (state percentage acquired %)

c. Transfer of a controlling interest (state percentage transferred %)

d. Conveyance to cooperative housing corporation

e. Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)

f. Conveyance which consists of a mere change of identify or form of ownership or organization (attach Form TP-584.1, Schedule F)

g. Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)

h. Conveyance of cooperative apartment(s)

i. Syndication

j. Conveyance of air rights or development rights

k. Contract assignment

l. Option assignment or surrender

m. Leasehold assignment or surrender

n. Leasehold grant

o. Conveyance of an easement

p. Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)

q. Conveyance of property partly within and partly outside the state

r. Other (describe) Intergenerational transfer

For recording officer's use	Amount received Schedule B., Part I \$ Schedule B., Part II \$	Date received	Transaction number

Schedule B — Real estate transfer tax return (Tax Law, Article 31)**Part I — Computation of tax due**

1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) Exemption claimed

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

5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G)

6 Total tax due* (subtract line 5 from line 4)

1.	0.0
2.	0.0
3.	0.0
4.	0.0
5.	0.0
6.	0.0

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 (from Part I, line 1)

2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)

3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.	
2.	
3.	

Part III — Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)

b. Conveyance is to secure a debt or other obligation

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts

e. Conveyance is given in connection with a tax sale

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F

g. Conveyance consists of deed of partition

h. Conveyance is given pursuant to the federal Bankruptcy Act

i. Conveyance 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

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim)

l. Other (attach explanation)

*Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)**Complete the following only if the interest being transferred is a fee simple interest.**

I (we) certify that: (check the appropriate box)

1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

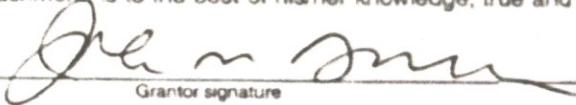
Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

Other (attach detailed explanation).

3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the NYC Department of Finance.)

Signature (both the grantor(s) and grantees must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete.



Grantor signature

Title



Grantee signature

Title

Grantor signature

Title

Grantee signature

Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)**Complete the following only if a fee simple interest is being transferred by an individual or estate or trust.****Part I - New York State residents**

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the property is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this property.

Signature	Print full name John Simon	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must use Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, and pay the full amount of estimated tax, if any, to the recording officer at the time the deed is presented for recording.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) (grantor) of this property was a nonresident of New York State, but is not required to pay estimated tax under Tax Law, section 663 due to one of the following exemptions:

- The property being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date



FINANCE
NEW • YORK
THE CITY OF NEW YORK
DEPARTMENT OF FINANCE

NYC
RPT

NEW YORK CITY DEPARTMENT OF FINANCE
REAL PROPERTY TRANSFER TAX RETURN
(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

PROPERTY OWNER
(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

TYPE OR PRINT LEGIBLY

If the transfer involves more than one grantor or grantee or a partnership, the names, addresses and Social Security Numbers or Employer Identification Numbers of all grantors or grantees and general partners must be provided on Schedule 3, page 3.

R

GRANTOR

<p>● Name John Simon </p>	
<p>● Grantor is a(n): <input checked="" type="checkbox"/> individual <input type="checkbox"/> partnership (must complete Schedule 3) (check one) <input type="checkbox"/> corporation <input type="checkbox"/> other _____</p>	Telephone Number _____
<p>● Permanent mailing address <u>after</u> transfer (number and street) 6 Edwards Lane </p>	
<p>● City and State Glen Cove, NY </p>	Zip Code 11542
<p>● EMPLOYER IDENTIFICATION NUMBER  </p>	
<p>● SOCIAL SECURITY NUMBER  </p>	
<p>OR</p>	

DO NOT WRITE IN THIS SPACE
FOR OFFICE USE ONLY

GRANTEE

● Name Claude Simon	
● Grantee is a(n): <input checked="" type="checkbox"/> individual <input type="checkbox"/> partnership (must complete Schedule 3) (check one) <input type="checkbox"/> corporation <input type="checkbox"/> other _____	
● Permanent mailing address <u>after</u> transfer (number and street) 160 Madison Avenue	
● City and State New York, NY	
● Zip Code 10016	
● EMPLOYER IDENTIFICATION NUMBER [] - []	
● SOCIAL SECURITY NUMBER OR [] - [] - []	

● RETURN NUMBER ▲

DEED SERIAL NUMBER

● NYS REAL ESTATE TRANSFER TAX PAID 

PROPERTY LOCATION

● DATE OF TRANSFER TO GRANTEE:

● PERCENTAGE OF INTEREST TRANSFERRED: _____ %

CONDITION OF TRANSFER ▶ See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules on pages 5-11 of this return. Additionally, Schedules 1 and 2 must be completed for all transfers.

- a. Arms length transfer
- b. Transfer in exercise of option to purchase
- c. Transfer from cooperative sponsor to cooperative corporation
- d. Transfer by referee or receiver (complete Schedule A, page 5)
- e. Transfer pursuant to marital settlement agreement or divorce decree
- f. Deed in lieu of foreclosure (complete Schedule C, page 6)
- g. Transfer pursuant to liquidation of an entity (complete Schedule D, page 6)
- h. Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E, page 7)
- i. Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
- j. Gift transfer not subject to indebtedness
- k. Gift transfer subject to indebtedness
- l. Transfer to a business entity in exchange for an interest in the business entity
(complete Schedule F, page 7)

- m. Transfer to a governmental body
- n. Correction deed
- o. Transfer by or to a tax exempt organization (complete Schedule G, page 8)
- p. Transfer of property partly within and partly without NYC
- q. Transfer of successful bid pursuant to foreclosure
- r. Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
- s. Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M, page 9)
- t. Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R, pages 10 and 11)
- u. Other transfer in connection with financing (describe): _____
- v. Other (describe), no consideration in transfer

● TYPE OF PROPERTY (✓)	
a. <input type="checkbox"/>	1-3 family house
b. <input type="checkbox"/>	Individual residential condominium unit
c. <input type="checkbox"/>	Individual cooperative apartment
d. <input type="checkbox"/>	Commercial condominium unit
e. <input checked="" type="checkbox"/>	Commercial cooperative
f. <input type="checkbox"/>	Apartment building
g. <input type="checkbox"/>	Office building
h. <input type="checkbox"/>	Industrial building
i. <input type="checkbox"/>	Utility
j. <input type="checkbox"/>	OTHER. (describe):

● TYPE OF INTEREST (✓)	
Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.	
REC.	NON REC.
a. <input type="checkbox"/>	Fee <input type="checkbox"/>
b. <input type="checkbox"/>	Leasehold Grant <input type="checkbox"/>
c. <input type="checkbox"/>	Leasehold Assignment or Surrender <input type="checkbox"/>
d. <input type="checkbox"/>	Easement <input type="checkbox"/>
e. <input type="checkbox"/>	Development Rights <input type="checkbox"/>
f. <input type="checkbox"/>	Stock <input checked="" type="checkbox"/>
g. <input type="checkbox"/>	Partnership Interest <input type="checkbox"/>
h. <input type="checkbox"/>	OTHER. (describe): <input type="checkbox"/>

SCHEDULE 1 - DETAILS OF CONSIDERATION ▼

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 11. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1. Cash.....	● 1.	\$0.00
2. Purchase money mortgage.....	● 2.	\$0.00
3. Unpaid principal of pre-existing mortgage(s).....	● 3.	\$0.00
4. Accrued interest on pre-existing mortgage(s).....	● 4.	\$0.00
5. Accrued real estate taxes.....	● 5.	\$0.00
6. Amounts of other liens on property.....	● 6.	\$0.00
7. Value of shares of stock or of partnership interest received.....	● 7.	\$0.00
8. Value of real or personal property received in exchange.....	● 8.	\$0.00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee.....	● 9.	\$0.00
10. Other (describe):.....	● 10.	\$0.00
11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions).....	● 11.	\$0.00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX ▼

A. Payment	Pay amount shown on line 14 - See Instructions	Payment Enclosed
1. Total Consideration (from line 11, above).....	● 1.	\$50.00
2. Excludable liens (see instructions).....	● 2.	\$0.00
3. Consideration (Line 1 less line 2).....	● 3.	\$0.00
4. Tax Rate (see instructions).....	● 4.01 %
5. Percentage change in beneficial ownership (see instructions).....	● 5.	%
6. Taxable consideration (multiply line 3 by line 5).....	● 6.	
7. Tax (multiply line 6 by line 4).....	● 7.	\$0.00
8. Credit (see instructions).....	● 8.	
9. Tax due (line 7 less line 8) (if the result is negative, enter zero).....	● 9.	
10. Interest (see instructions).....	● 10.	
11. Penalty (see instructions).....	● 11.	
12. Total tax due (add lines 9, 10 and 11).....	● 12.	\$0.00
13. Filing Fee.....	● 13.	50.00
14. Total Remittance Due (line 12 plus line 13).....	● 14.	\$50.00

SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEE(S) OR A PARTNERSHIP

NOTE If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

GRANTOR(S)/PARTNER(S)

NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER			SOCIAL SECURITY NUMBER [] - [] - []
CITY AND STATE		ZIP CODE	EMPLOYER IDENTIFICATION NUMBER [] - []	
OR				
NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER			SOCIAL SECURITY NUMBER [] - [] - []
CITY AND STATE		ZIP CODE	EMPLOYER IDENTIFICATION NUMBER [] - []	
OR				
NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER			SOCIAL SECURITY NUMBER [] - [] - []
CITY AND STATE		ZIP CODE	EMPLOYER IDENTIFICATION NUMBER [] - []	
OR				
NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER			SOCIAL SECURITY NUMBER [] - [] - []
CITY AND STATE		ZIP CODE	EMPLOYER IDENTIFICATION NUMBER [] - []	
OR				

GRANTEE(S)/PARTNER(S)

NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER			SOCIAL SECURITY NUMBER [] - [] - []
CITY AND STATE		ZIP CODE	EMPLOYER IDENTIFICATION NUMBER [] - []	
OR				
NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER			SOCIAL SECURITY NUMBER [] - [] - []
CITY AND STATE		ZIP CODE	EMPLOYER IDENTIFICATION NUMBER [] - []	
OR				
NAME	PERMANENT MAILING ADDRESS AFTER TRANSFER			SOCIAL SECURITY NUMBER [] - [] - []
CITY AND STATE		ZIP CODE	EMPLOYER IDENTIFICATION NUMBER [] - []	
OR				

GRANTOR'S ATTORNEY ✓

Name of Attorney	Telephone Number ()	
Address (number and street)	City and State	Zip Code
EMPLOYER IDENTIFICATION NUMBER	OR	SOCIAL SECURITY NUMBER
<input type="text"/> - <input type="text"/>		<input type="text"/> - <input type="text"/> - <input type="text"/>

GRANTEE'S ATTORNEY

Name of Attorney Vernon & Ginsburg, LLP	Telephone Number (212) 949-7300
Address (number and street) 261 Madison Avenue	City and State NY. NY
EMPLOYER IDENTIFICATION NUMBER <input type="text"/> - <input type="text"/>	Zip Code 10016
OR SOCIAL SECURITY NUMBER <input type="text"/> - <input type="text"/> - <input type="text"/>	

CERTIFICATION

I swear or affirm that this return, including any 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 13 day

of 2005, 2005

015-16-5808

Name of Grantor

Signature of Notary

Signature of Grantor

LUCY H. LEVY
Notary Public, State of New York
No. 31-4950940
Qualified in New York County
Commission Expires May 8, 200

GRANTEE

Sworn to and subscribed to

before me on this 5th day

of Georgia, 200

106-50-1158

10. *Leucosia* (Leucosia) *leucosia* (L.) (Fig. 10)

Name of Grantee

Signature of Grantee

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GRANTEE: To ensure that your property and water/sewer tax bills are sent to the proper address you must complete the Registration forms included in this packet. Owner's Registration Cards can also be obtained by calling the Department of Finance at (718) 935-9500.