



Recording office time stamp

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)		Social security number	
<input checked="" type="checkbox"/> Individual		Shayowitz, Moses		056-54-1618	
<input type="checkbox"/> Corporation		Mailing address		Social security number	
<input type="checkbox"/> Partnership		862 46th Street			
<input type="checkbox"/> Estate/Trust		City	State	ZIP code	Federal employer ident. number
<input type="checkbox"/> Other		Brooklyn	NY	11227	
Grantee/Transferee		Name (if individual: last, first, middle initial)		Social security number	
<input checked="" type="checkbox"/> Individual		Simon, Claude		106-50-1158	
<input type="checkbox"/> Corporation		Mailing address		Social security number	
<input type="checkbox"/> Partnership		160 Madison Avenue			
<input type="checkbox"/> Estate/Trust		City	State	ZIP code	Federal employer ident. number
<input type="checkbox"/> Other		New York	NY	10016	

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
	862	20	160 Madison Avenue, 2nd 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 identity 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) _____

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

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.	340,000.00
2.	0.0
3.	0.0
4.	0.0
5.	0.0
6.	1360.00

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) ☐ a
- b. Conveyance is to secure a debt or other obligation ☐ b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ☐ c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ☐ d
- e. Conveyance is given in connection with a tax sale ☐ e
- 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 ☐ f
- g. Conveyance consists of deed of partition ☐ g
- h. Conveyance is given pursuant to the federal Bankruptcy Act ☐ h
- 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 ☐ i
- 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 ☐ j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) ☐ k
- l. Other (attach explanation) ☐ l

*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.