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)

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

Name
Moses Shayowitz

Grantor is a(n): (check one) ☑ individual ☐ partnership (must complete Schedule 3) ☐ corporation ☐ other _____

Telephone Number

Permanent mailing address after transfer (number and street)
862 46 Street

City and State
Brooklyn, NY

Zip Code
11227

EMPLOYER IDENTIFICATION NUMBER - OR SOCIAL SECURITY NUMBER
0 5 6 - 5 4 - 1 6 1 8

GRANTEE

Name
Claude Simon

Grantee is a(n): (check one) ☑ individual ☐ partnership (must complete Schedule 3) ☐ corporation ☐ other _____

Telephone Number

Permanent mailing address after transfer (number and street)
160 Madison Avenue

City and State
New York, NY

Zip Code
10016

EMPLOYER IDENTIFICATION NUMBER - OR SOCIAL SECURITY NUMBER
1 0 6 - 5 0 - 1 1 5 8

DO NOT WRITE IN THIS SPACE
FOR OFFICE USE ONLY

RETURN NUMBER ▲

DEED SERIAL NUMBER ▲

NYS REAL ESTATE TRANSFER TAX PAID ▲

PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	Assessed Value of Property
160 Madison Ave.	2nd Fl	Man.	862	20			

DATE OF TRANSFER TO GRANTEE: _____ PERCENTAGE OF INTEREST TRANSFERRED: _____ %

CONDITION OF TRANSFER ▼ Check Applicable Box

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): _____

TYPE OF PROPERTY (✓)

a. ☐ 1-3 family house
b. ☐ Individual residential condominium unit
c. ☐ Individual cooperative apartment
d. ☐ Commercial condominium unit
e. ☐ Commercial cooperative
f. ☐ Apartment building
g. ☐ Office building
h. ☐ Industrial building
i. ☐ Utility
j. ☐ 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.	☐	Fee	☐
b.	☐	Leasehold Grant	☐
c.	☐	Leasehold Assignment or Surrender	☐
d.	☐	Easement	☐
e.	☐	Development Rights	☐
f.	☐	Stock	☐
g.	☐	Partnership Interest	☐
h.	☐	OTHER (describe):	☐

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.	340,000 00
2.	Purchase money mortgage	2.	00 00
3.	Unpaid principal of pre-existing mortgage(s)	3.	00. 00
4.	Accrued interest on pre-existing mortgage(s)	4.	
5.	Accrued real estate taxes	5.	00. 00
6.	Amounts of other liens on property	6.	00. 00
7.	Value of shares of stock or of partnership interest received	7.	00. 00
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.	00. 00
10.	Other (describe):	10.	00. 00
11.	TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)	11.	340.000 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

			Payment Enclosed
A.	Payment - Pay amount shown on line 14 - See instructions		4,895.00
1.	Total Consideration (from line 11, above)	1.	340,000 00
2.	Excludable liens (see instructions)	2.	00 00
3.	Consideration (Line 1 less line 2)	3.	340.000 00
4.	Tax Rate (see instructions)	4.	.01425 %
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.	4,845. 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.	4,845 00
13.	Filing Fee	13.	50 00
14.	Total Remittance Due (line 12 plus line 13)	14.	4,895 00

SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES 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

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER
OR
EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER
OR
EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER
OR
EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER
OR
EMPLOYER IDENTIFICATION NUMBER

GRANTEE(S)/PARTNER(S)

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER
OR
EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER
OR
EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER
OR
EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER
OR
EMPLOYER IDENTIFICATION NUMBER