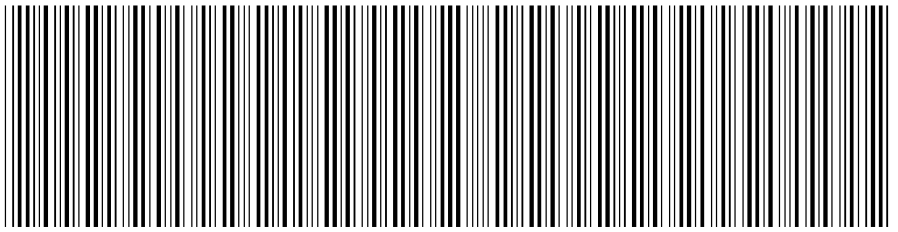


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2015100901013001001EAE91

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2015100901013001

Document Date: 10-09-2015

Preparation Date: 10-09-2015

Document Type: DEED

Document Page Count: 3

PRESENTER:

PICK UP BY ENE
DIRECT LAND SERVICES CORP (DLS-10348-S)
7823 15TH AVENUE
BROOKLYN, NY 11228
718-833-0200
DOLORESF@DIRECTLANDSERVICES.COM

RETURN TO:

PICK UP BY ENE
DIRECT LAND SERVICES CORP (DLS-10348-S)
7823 15TH AVENUE
BROOKLYN, NY 11228
718-833-0200
DOLORESF@DIRECTLANDSERVICES.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	907	41	Entire Lot	230-232 EAST 27TH STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

230 EAST 27TH STREET NEW YORK LLC
C/O MADISON REALTY CAPITAL, 825 THIRD AVENUE
NEW YORK, NY 10022

GRANTEE/BUYER:

84 NORTH STREET REALTY LLC
58-35 47TH STREET
MASPETH, NY 11378

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	52.00
Affidavit Fee:	\$	0.00

Filing Fee:

	\$	250.00
NYC Real Property Transfer Tax:		
	\$	511,875.00
NYS Real Estate Transfer Tax:		
	\$	78,000.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 10-13-2015 16:01
City Register File No.(CRFN):
2015000365517



Annette McMill

City Register Official Signature

BARGAIN AND SALE DEED WITHOUT COVENANTS AGAINST GRANTORS' ACTS

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

THIS INDENTURE, made as of the 9th day of October, 2015.

BETWEEN 230 EAST 27th STREET NEW YORK LLC, a New York limited liability company, having an address at c/o Madison Realty Capital, 825 Third Avenue, 37th Floor, New York, New York 10022, party of the first part, and

84 NORTH STREET REALTY LLC, a New York limited liability company, having an address at 58-35 47th Street, Maspeth, New York 11378, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) 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,

See Exhibit "A" attached hereto and incorporated herein.

SAID PREMISES being known as and by 230-232 East 27th Street, New York, New York 10016, Block 907, Lot 41

BEING AND INTENDED TO BE THE SAME PREMISES conveyed to the grantor herein by deed dated October 5, 2011, and recorded in the Office of the City Register, City of New York, New York County on November 9, 2011 as CRFN 2011000391622;

TOGETHER with all right, title and interest, if any, of Grantor in and to any street and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said Premises;

TO HAVE AND TO HOLD the same unto Grantee and the heirs or successors and assigns of Grantee, forever;

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 before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

EXHIBIT "A"

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan of the City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 27th Street, distant 180 feet westerly from the southwesterly corner of 27th Street and 2nd Avenue; and

RUNNING THENCE southerly and parallel with 2nd Avenue and part of the distance through a party wall, 98 feet 9 inches;

THENCE westerly and parallel with 27th Street, 45 feet;

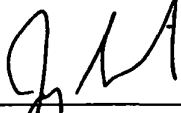
THENCE northerly and parallel with 2nd Avenue, 98 feet 9 inches to the southerly side of 27th Street; and

THENCE easterly along the same, 45 feet to the point or place of BEGINNING.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

GRANTOR:

230 EAST 27th STREET NEW YORK LLC

By: 
Name: Jay Levinton
Title: Authorized Signatory

STATE OF NEW YORK)
) ss:
COUNTY OF Nassau)

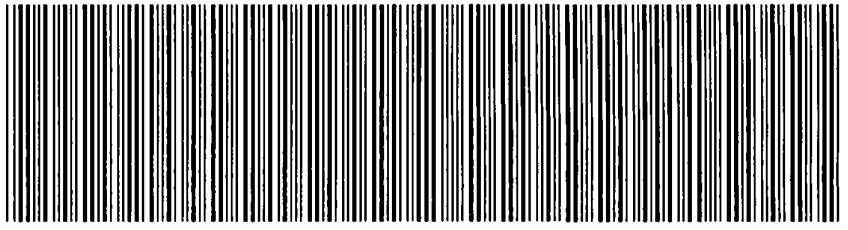
On the 5th day of October, in the year 2015 before me, the undersigned, personally appeared Jay Levinton personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

BRADLEY IAN BASSUK
NOTARY PUBLIC, State of New York
No. 02BA6132455
Qualified in Nassau County
Commission Expires Aug. 28, 2017

SEAL

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2015100901013001001S6010

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015100901013001
Document Type: DEED

Document Date: 10-09-2015

Preparation Date: 10-09-2015

ASSOCIATED TAX FORM ID: 2015092500121

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	2
SMOKE DETECTOR AFFIDAVIT	1

CITY REGISTER

FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded Oct 13 2015
 C3. Book OR C4. Page _____
 C5. CRFN _____



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 230-232 EAST 27TH STREET MANHATTAN 10016
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 84 NORTH STREET REALTY LLC
LAST NAME / COMPANY FIRST NAME
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent
 If other than buyer address (at bottom of form) _____
LAST NAME / COMPANY FIRST NAME
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel
 4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

5. Deed Property Size FRONT FEET X DEPTH OR ACRES
 8. Seller Name 230 EAST 27TH STREET NEW YORK LLC
LAST NAME / COMPANY FIRST NAME
LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 5 / 15 / 2015
Month Day Year
 11. Date of Sale / Transfer 10 / 9 / 2015
Month Day Year
 12. Full Sale Price \$ 1,950,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.
 13. Indicate the value of personal property included in the sale _____


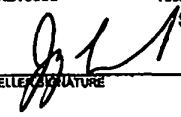
14. Check one or more of these conditions as applicable to transfer:
 A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class C 1 16. Total Assessed Value (of all parcels in transfer) 2,177,550
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
MANHATTAN 907 41

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

		BUYER	10/9/15	KROVEN	SHELDON
BUYER SIGNATURE 58-35 47TH STREET		DATE	LAST NAME	FIRST NAME	
STREET NUMBER 58-35	STREET NAME (AFTER SALE) 47TH STREET	AREA CODE 718	TELEPHONE NUMBER 543-2252		
CITY OR TOWN MASPETH	STATE NY	ZIP CODE 11378		SELLER	DATE
			SELLER SIGNATURE		

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York)
County of M) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

230-232 EAST 27TH STREET

Street Address Uni/Apt.
MANHATTAN New York, 907 41 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

230 East 27th Street New York LLC

84 North Street Realty LLC

Name of Grantor (Type or Print)
Signature of Grantor

Name of Grantee (Type or Print)
Signature of Grantee

SEAL

Sworn to before me this 5th date of October 2015

Sworn to before me this 9th date of October 2015

BRADLEY IAN BASSUK
NOTARY PUBLIC, State of New York
No. 02BA6132455
Qualified in Nassau County
Commission Expires Aug. 29, 2017

JAMES A. GORDON
Notary Public, State Of New York
No.01GO5020047
Qualified in Kings County
Commission Expires Nov 8, 2017

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 907 LOT: 41
- (2) Property Address: 230-232 EAST 27TH STREET, NEW YORK, NY 10016
- (3) Owner's Name: 84 NORTH STREET REALTY LLC
- Additional Name: _____

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: _____

Signature: _____

Date (mm/dd/yyyy) 10/09/15

Name and Title of Person Signing for Owner, if applicable: _____