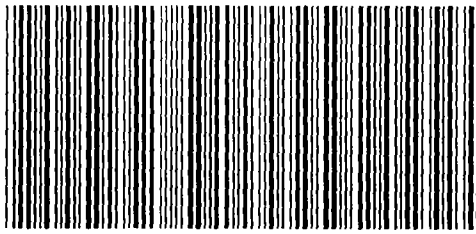




Scan Code ESHS1636420

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

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2013061700288001001E07AD

RECORDING AND ENDORSEMENT COVER PAGE**PAGE 1 OF 4****Document ID: 2013061700288001****Document Date:** 06-07-2013**Preparation Date:** 06-17-2013**Document Type:** DEED**Document Page Count:** 3**PRESENTER:**

ORSYN ABSTRACTS, LLC
42-40 BELL BLVD, SUITE 400
ORS 2920-13***PICK-UP***
BAYSIDE, NY 11361
718-423-2500
VIVIAN@ORSYNCORP.COM

RETURN TO:

ORSYN ABSTRACTS, LLC
42-40 BELL BLVD, SUITE 400
ORS 2920-13***PICK-UP***
BAYSIDE, NY 11361
718-423-2500
VIVIAN@ORSYNCORP.COM

			PROPERTY DATA	
Borough	Block	Lot	Unit	Address
MANHATTAN	834	21	Entire Lot	37 WEST 32ND STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES**GRANTOR/SELLER:**

SOON YOUNG JO
144-43 29TH AVENUE
FLUSHING, NY 11354

GRANTEE/BUYER:

ARX AA LLC
37 WEST 32ND STREET
NEW YORK, NY 10001

FEES AND TAXES

Mortgage :			Filing Fee:		
Mortgage Amount:	\$	0.00		\$	250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:		
Exemption:				\$	367,500.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:		
City (Additional):	\$	0.00		\$	56,000.00
Spec (Additional):	\$	0.00	RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 07-26-2013 15:50 City Register File No.(CRFN): 2013000295220  <i>Gravette M. Hill</i> City Register Official Signature		
TASF:	\$	0.00			
MTA:	\$	0.00			
NYCTA:	\$	0.00			
Additional MRT:	\$	0.00			
TOTAL:	\$	0.00			
Recording Fee:	\$	52.00			
Affidavit Fee:	\$	0.00			

OPS 2970-13

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

5.6. THIS INDENTURE, made the ^{27th} day of ~~May~~ June, 2013

BETWEEN

SOON YOUNG JO having its address at 144-43 29th Avenue, Flushing, New York 11354

party of the first part, and

ARX AA LLC, a New York corporation having its address at 37 West 32nd Street, New York, New York 10001

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

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, ten dollars

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, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of West 32nd Street, distant 520 feet Westerly from the corner formed by the intersection of the Westerly side of Fifth Avenue with the Northerly side of West 32nd Street

RUNNING THENCE Northerly parallel with Fifth Avenue and part of the distance through a party wall, 98 feet 9 inches

THENCE Westerly through the center line of the block, 25 feet;

THENCE Southerly parallel with Fifth Avenue and part of the distance through a party wall, 98 feet 9 inches to the Northerly side of West 32nd Street;

THENCE Easterly along the Northerly side of West 32nd Street, 25 feet to the point or place of BEGINNING.

SAID PREMISES BEING ALSO KNOWN AS: 37 West 32nd Street, New York, New York 10001 SECTION 3; BLOCK 834; LOT 21

BEING the same premises conveyed to SOON YOUNG JO by Deed from BROADWAY-32ND STREET REALTY CORP. dated December 13, 2011 and recorded February 1, 2012 in the City Register's Office of the City of New York under CRFN # 2012000048530 which was conveyed to BROADWAY-32ND STREET REALTY CORP by a deed dated May 31, 2006 from Joong Gab Kwon and recorded July 1, 2006 in the City Register's Office of The City of New York under CRFN # 2006000373552.

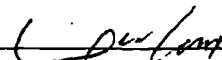
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

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 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" when ever the sense of this indenture so requires.

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

IN PRESENCE OF:



Soon Young Jo

First American Title Insurance Company

Title No. ORS 2920-13

SCHEDULE A DESCRIPTION

(X)

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 City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of West 32nd Street, distant 520 feet Westerly from the corner formed by the intersection of the Westerly side of Fifth Avenue with the Northerly side of West 32nd Street;

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

THENCE Westerly through the center line of the block, 25 feet;

THENCE Southerly parallel with Fifth Avenue and part of the distance through a party wall, 98 feet 9 inches to the Northerly side of West 32nd Street;

THENCE Easterly along the Northerly side of West 32nd Street, 25 feet to the point or place of BEGINNING (X)

INSURE (X) TO (X)

For
Info
only

For Information Only:

Premises is also known as: 37 West 32nd Street, New York, NY

8/7

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NEW YORK DR, ss:

On the 7th day of May JUNE in the year 2013
before me, the undersigned, personally appeared
Soon Young Jo
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 signature(s)
on the instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.

Notary Public in and for said State

DO KYUNG KIM
NOTARY PUBLIC-STATE OF NEW YORK
No. 02K16248898
Qualified in Queens County
My Commission Expires September 26, 2015

SEAL

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN
IN NEW YORK STATE**

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____
before me, the undersigned, a Notary Public in and for said State,
personally appeared _____
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/she/they reside(s) in _____

(If the place of residence is in a city, include the street and street number if any, thereof):
that he/she/they know(s) _____

to be the individual described in and who executed the foregoing
instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed
his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Manhattan, ss:

On the _____ day of May in the year 2013
before me, the undersigned, personally appeared _____

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 signature(s)
on the instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of May in the year 2013
before me, the undersigned personally appeared _____

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), that by his/her/their signature(s) on
the instrument, the individual(s) or the person upon behalf of which the
individual(s) acted, executed the instrument, and that such individual
make such appearance before the undersigned in the _____

(add the city or political subdivision and the state or country or other
place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants**

Title No. ORS-2920-13

Soon Young Jo

TO

ARX AA LLC

SECTION: 3

BLOCK: 834

LOT: 21

COUNTY ~~OF NEW YORK~~ New York

37 WEST 32ND STREET
NEW YORK, NY

RETURN BY MAIL TO:

ARX AA LLC
37 West 32nd Street
New York, NY 10001

DISTRIBUTED BY



YOUR TITLE EXPERTS

The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

C1. County Code _____ **C2. Date Deed Recorded** _____
 _____ Month _____ Day _____ Year
C3. Book _____ **C4. Page** _____
 OR
C5. CRFN _____



**STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES**

RP - 5217NYC

1. Property Location	37	WEST 32ND STREET	MANHATTAN	10001
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	ARX AA 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 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC

6. Deed
Property
Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

8. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name	JO	SOON YOUNG
	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

10. Sale Contract Date 4 / 15 / 2013
Month Day Year

11. Date of Sale / Transfer 6 / 7 / 2013
Month Day Year

12. Full Sale Price \$ 140,000.00

(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

15. Building Class L 8 16. Total Assessed Value (of all parcels in transfer) 212,805.00

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

MANHATTAN 834 21

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.

ARX AA LLC
By: *[Signature]*

BUYER

06/07/13

BUYER'S ATTORNEY

BUYER SIGNATURE
37 WEST 32ND STREET

ELIZABETH H. K. ^{DAV} PRES OF
MEMBER

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NEW YORK

NY

10001

SELLER

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

[Signature]

06/07/13