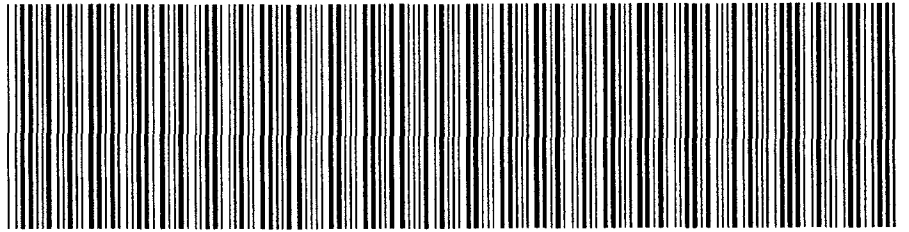


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2015110600690001001E9787

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 2

Document ID: 2015110600690001

Document Date: 11-03-2015

Preparation Date: 11-06-2015

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 1

PRESENTER:

RIDGE ABSTRACT CORP. (WR) PICK UP
1967 MCDONALD AVENUE
REC11967
BROOKLYN, NY 11223
718-338-0065
RA11223@AOL.COM

RETURN TO:

IDA GALEA, ARCHITECT
1359 81ST ST
BROOKLYN, NY 11228

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	6046	43	Entire Lot	81 88TH STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

NICOLE DRENIS
81 88TH STREET
BROOKLYN, NY 11209



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: \$ 42.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 11-12-2015 16:16

City Register File No.(CRFN):

2015000403104



Quetta McMill

City Register Official Signature

Single-Family Use Declaration

DECLARATION, made this 3 day of Nov, 2015, by Nicole Drenis acting individually and as Owner hereinafter referred to as "Declarant," having a residence at: 81 88th Street, Brooklyn, NY 11209.

WHEREAS, the Declarant is the fee owner of certain property in the City of New York, Borough of Brooklyn. Designated as Tax Lot 43 in Block 6046 on the Tax Map of the City of New York (hereinafter referred as "Parcel A"); and

WHEREAS, Parcel A, located at 81 88th Street, Borough of Brooklyn, is currently zoned for single family use; and

WHEREAS, the Declarant has requested the New York City Department of Buildings ("the Department") to act upon Application No. 321236603 to authorize construction of a 3-fixture bathroom at the cellar level of a building located on Parcel A (the "Subject Premises").

NOW, THEREFORE, in consideration of the issuance by the Department of Buildings of a building permit for the Subject Premises, Declarant does hereby declare, create, impose and establish the following:

1. Declarant, its respective heirs, legal representatives, successors, assigns, and transferees will use, sell, transfer and represent the building on the Subject Premises for single-family dwelling, as defined in the Zoning Resolution of the City of New York.
2. The Declarant states that the cellar of this one family dwelling shall be used together with the first floor and is not intended to be used for living, sleeping, cooking or as a separate dwelling unit at any time.
3. This Declaration shall become effective immediately and shall continue in effect until the Zoning Resolution of the City of New York permits otherwise.
4. This Declaration may not be modified, amended or terminated without the prior approval of the New York City Department of Buildings.
5. The covenants set forth herein shall run with the land and be binding upon and inure to the benefits of the parties hereto and their respective heirs, legal representatives, successors, assigns, and transferees.
6. Failure to comply with the terms of this Declaration may result in the revocation of a building permit or certificate of occupancy.
7. Declarant will record this Declaration in the Office of the Clerk of the County of Kings, prior to the approval of the application for Parcel A and the reel and page number will thereafter be reflected on the certificate of occupancy.

IN WITNESS WHEREOF, Declarant has made and executed the foregoing Restrictive Declaration as of the date hereinabove written.

By x Nicole Drenis

State of New York)
) ss:
County of Kings)

On the 3 day of November, in the year 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared, Nicole Drenis, 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.

Chrisoula Vlachou Drenis
Notary Public

CHRISOULA VLACHOU DRENIS
Notary Public, State of New York
No. 01VL8130085
Qualified in Kings County
Commission Expires July 05, 2017