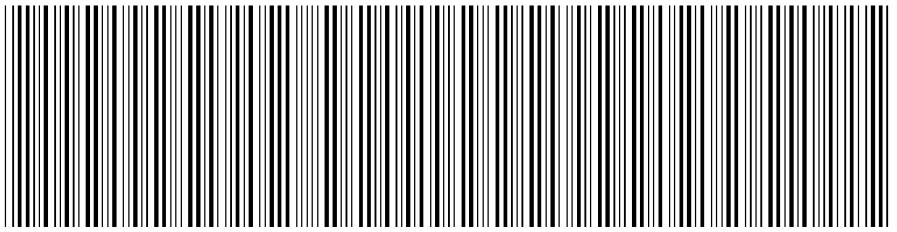


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020012300290001

Document Date: 11-20-2019

Preparation Date: 01-30-2020

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

PRIMARY LAND SERVICES
3033 EXPRESSWAY DRIVE NORTH
ISLANDIA, NY 11749
631-864-4460
KDEGNAN@PRIMARYLAND.COM

RETURN TO:

PRIMARY LAND SERVICES
3033 EXPRESSWAY DRIVE NORTH
ISLANDIA, NY 11749
631-864-4460
KDEGNAN@PRIMARYLAND.COM

			PROPERTY DATA	
Borough	Block	Lot	Unit	Address
BROOKLYN	8756	52	Entire Lot	181 MACKENZIE STREET
Property Type: OTHER				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

STEWART TITLE INSURANCE COMPANY
300 EAST 42ND STREET
NEW YORK, NY 10017

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:

\$ 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 02-12-2020 09:56

City Register File No.(CRFN):

2020000055873



Annette McMill

City Register Official Signature

N.B. # _____

EXHIBIT I

CERTIFICATION OF PARTIES IN INTEREST
PURSUANT TO SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK - AS AMENDED

STEWART TITLE INSURANCE COMPANY, a title insurance company licensed to do business in the State of New York and having its principal office at 300 East 42nd Street, New York, New York 10017 by its duly authorized agent Primary Land Services LLC having its principal office at 3033 Express Drive North, Islandia, New York 11749 hereby certifies that as to the land hereafter described being a tract of land, either un-subdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
Vincenzo Cumbo Francesca Cumbo, his wife	181 Mackenzie Street Brooklyn, NY 11235	Fee Owner
Bankers Trust Company	16 Wall Street New York, NY 10005	Mortgagee

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number 52 in Block 8756 as shown on the Tax Map of the City of New York, Kings County and is more particularly described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Mackenzie Street, distant 133 feet northerly from the corner formed by the intersection of the northerly side of Oriental Boulevard with the easterly side of Mackenzie Street;

RUNNING THENCE northerly along the easterly side of Mackenzie Street, 30 feet;

THENCE easterly and at right angles to the easterly side of Mackenzie Street, 110.48 feet to the westerly side of the eight foot easement as laid down on a map entitled "Map of the property of

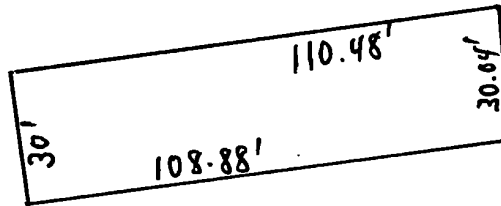
Manhattan Beach Estates, Inc., situate in the Borough of Brooklyn, County of Kings, City and State of New York, Supplement F, surveyed April 1, 1916, by Charles S. Voorhies, Civil Engineer, and filed in the Register's Office of Kings County";

THENCE southerly along the westerly side of said easement, 30.04 feet to a point in a line drawn at right angles to the easterly side of Mackenzie Street, through the point of beginning; and

THENCE westerly and at right angles to the easterly side of Mackenzie Street, or nearly so, about 108.88 feet to the point or place of BEGINNING, said dimensions more or less.

That the said premises are known as and by the street address 181 Mackenzie Street, Brooklyn, New York 11235 as shown on the following DIAGRAM:

Block: 8756 Lot: 52

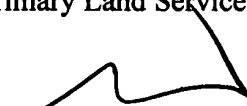


NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

Dated: November 20th, 2019

Stewart Title Insurance Company
By: Primary Land Services LLC

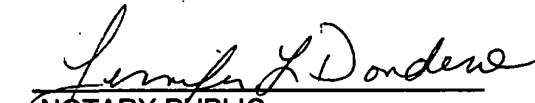
By: 
Thomas Gebert, Counsel

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT

State of New York)

County of Suffolk) ss.:

On the 20th day of November in the year 2019 before me, the undersigned, personally appeared Thomas Gebert , 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

Jennifer L. Dondero
Notary Public, State of New York
No. 01DO6134151
Qualified in Suffolk County
Commission Expires 9/26/2021



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