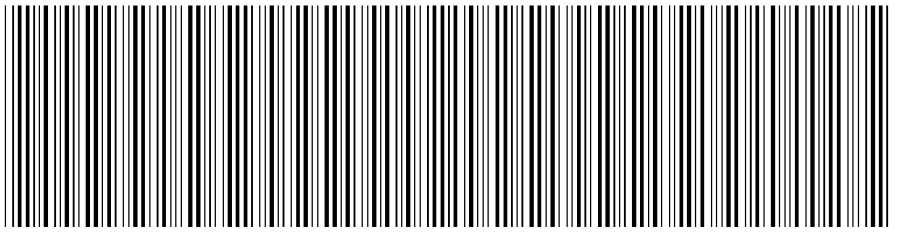


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2018071701279001001EF59F

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2018071701279001

Document Date: 04-05-2018

Preparation Date: 07-17-2018

Document Type: DEED

Document Page Count: 3

PRESENTER:

EXPRESS CONSULTING (NY) INC
223 BORDEN AVE
LONG ISLAND CITY, NY 11101
recording@svconconsulting.com

RETURN TO:

AI HUA CHEN
862 71ST ST
BKLYN, NY 11228
EC-180408-LEA/EL

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	5901	32	Entire Lot	862 71ST STREET
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

WENG 862 REALTY LLC
6539 N WAYNE RD
WESTLAND, MI 48185-2713

GRANTEE/BUYER:

AI HUA CHEN
6539 N WAYNE RD
WESTLAND, MI 48185-2713

☒ Additional Parties Listed on Continuation Page

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:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

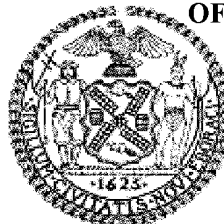
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-20-2018 16:32

City Register File No.(CRFN):

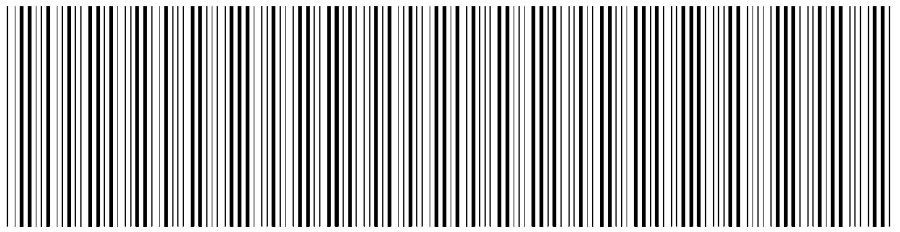
2018000241725



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018071701279001001CF71F

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2018071701279001

Document Date: 04-05-2018

Preparation Date: 07-17-2018

Document Type: DEED

PARTIES

GRANTEE/BUYER:

DONG-LIANG WENG

6539 N WAYNE RD

WESTLAND, MI 48185-2713

LEM-180408

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

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

THIS INDENTURE, made the 5th day of April, in the year 2018

BETWEEN

Weng 862 Realty LLC
6539 N Wayne Road
Westland, MI 48185

party of the first part, and

Ai Hua Chen, residing at 6539 N Wayne Road, Westland, MI 48185, and Dong-Liang Weng, residing at 6539 N Wayne Road, Westland, MI 48185, each owning an undivided 50% interest.

party of the second part,

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

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, in the City and State of New York,

See attached Schedule A

Premises being known as 862 71st Street, Brooklyn, New York, 11228.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

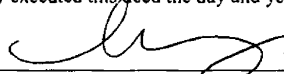
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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" whenever 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:



Weng 862 Realty LLC, by Hui Wen Weng,
Managing Member

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of _____ } ss.:

On the _____ day of _____ in the year _____, 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.

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:

(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of _____ } ss.:

On the _____ day of _____ in the year _____, before me, the undersigned, 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.

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. _____

Weng 862 Realty LLC

TO

Ai Hua Chen, and Dong-Liang Weng



USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of _____ } ss.:

On the _____ day of _____ in the year _____, 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.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:

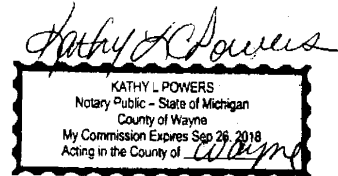
(Out of State or Foreign General Acknowledgment Certificate)

54 of ME Wayne County } ss.:

(Complete Venue with State, Country, Province or Municipality)

On the 54th day of April in the year 2018

before me, the undersigned, personally appeared Hui Wen Weng, 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.



DISTRICT

SECTION

BLOCK 5901

LOT 32

COUNTY OR TOWN Kings County

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company
RETURN BY MAIL TO

Ai Hu Chen
862 71st Street
Brooklyn, NY 11228

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Schedule A

All that certain plot, piece or parcel of land, 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 southwesterly side of 71st Street, distant 500 feet southeasterly from the corner formed by the intersection of the southwesterly side of 71st Street with the southeasterly side of 8th Avenue;

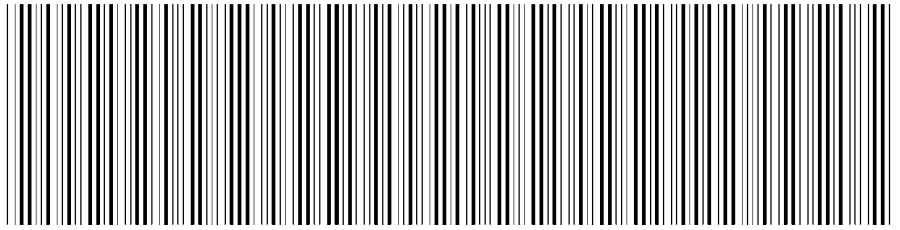
RUNNING THENCE southwesterly parallel with 8th Avenue and part of the distance through a party wall, 100 feet;

THENCE Southeasterly parallel with 71st Street, 20 feet;

THENCE northeasterly again parallel with 8th Avenue and part of the distance through a party wall, 100 feet to the southwesterly side of 71st Street;

THENCE northwesterly along the said southwesterly side of 71st Street, 20 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018071701279001001S3B1E

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2018071701279001
Document Type: DEED

Document Date: 04-05-2018

Preparation Date: 07-17-2018

ASSOCIATED TAX FORM ID: 2018032300427

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
3
1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book C4. Page
 OR
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 862 71ST STREET BROOKLYN 11228
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name CHEN AI HUA
 LAST NAME / COMPANY FIRST NAME

WENG DONG-LIANG
 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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

8. Seller Name WENG 862 REALTY 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 4 / 5 / 2018
 Month Day Year

11. Date of Sale / Transfer 4 / 5 / 2018
 Month Day Year

12. Full Sale Price \$ 0

(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 B, 1 16. Total Assessed Value (of all parcels in transfer) 3 5 8 3 0

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

BROOKLYN 5901 32

201803230042720104

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			BUYER'S ATTORNEY	
BUYER SIGNATURE 		DATE 4/5/18		
6539 N WAYNE RD				
STREET NAME (AFTER SALE) Dong-Lang Weng				
STREET NUMBER 6539		AREA CODE	TELEPHONE NUMBER	
WESTLAND		SELLER		
CITY OR TOWN	STATE MI	ZIP CODE 48185-2713	DATE 4/5/18	
			SELLER SIGNATURE 	

Hui Wen Weng
member
Weng 862 Realty LLC

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.

BUYERS


Buyer Signature Date 04/02/18

ai hua chen
Buyer Signature Date 04/02/18

Ai Hua Chen
Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

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Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

SELLERS


Seller Signature Date 4/2/18

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

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Seller Signature Date

Seller Signature Date

Seller Signature Date

2018032300427201

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

Michigan
State of ~~New York~~ } SS.:
County of ~~Wayne~~ }

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

862 71ST STREET

Street Address Unit/Apt.

BROOKLYN
Borough

New York,

5901
Block

32
Lot

(the "Premises");

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).

Huiwen Weng
Name of Grantor (Type or Print)

DONG LIANG WENG
Name of Grantee (Type or Print)

Signature of Grantor
LAURA J WESOLOWSKI
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jan 9, 2024
Sworn to before me Laura J. Wesolowski

this 2nd day of April 2018

Signature of Grantee
LAURA J WESOLOWSKI
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jan 9, 2024
Sworn to before me Laura J. Wesolowski

this 2nd day of April 2018

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.

2018032300427101



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: BROOKLYN BLOCK: 5901 LOT: 32
- (2) Property Address: 862 71ST STREET, BROOKLYN, NY 11228
- (3) Owner's Name: CHEN, AI H
- Additional Name: WENG, DONG L

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)

04/02/18

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