

P.E. of C. 100 Standard N.Y. R.L.C. Form 1000 - Warranty Deed with Full Covenants - Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**THIS INDENTURE**, made the 12th day of June, nineteen hundred and eighty five**BETWEEN**REDMAN ASSOCIATES, a New York partnership with its
Principal place of business at 39 West 14th Street,
New York, New York

party of the first part, and

REDMAN ASSOCIATES INC., a New York corporation with its
principal place of business at 39 West 14th Street, New
York, New York

party of the second part,

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

dollars,

lawful money of the United States,

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 and County of Queens, City and State of New
York bounded and described as follows:**BEGINNING** at a point on the westerly side of 82nd Street (formerly
25th Street) distant 130 feet northerly from the corner formed by
the intersection of the westerly side of 82nd Street and the
northerly side of Roosevelt Avenue;**RUNNING THENCE** westerly parallel with Roosevelt Avenue and part of
the distance through a party wall, 100 feet;**THENCE** northerly parallel with 82nd Street, 80 feet;**THENCE** easterly parallel with Roosevelt Avenue and part of the
distance through a party wall, 100 feet to the westerly side of 82nd
Street;**THENCE** southerly along the westerly side of 82nd Street, 80 feet to
the point or place of **BEGINNING**.**Said premises** being known as 37-52 to 37-58 82nd Street, Jackson
Heights, New York.

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, 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 costs 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.

AND the party of the first part covenants as follows:

FIRST.---That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.---That the party of the second part shall quietly enjoy the said premises;

THIRD.---That the said premises are free from incumbrances, except as aforesaid;

FOURTH.---That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

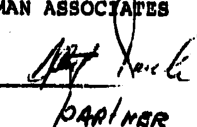
FIFTH.---That said party of the first part will forever warrant the title to said premises.

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:

REDMAN ASSOCIATES

By: 

PARTNER

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

On the *12th* day of *JUNE*, 1985, before me personally came *ALBERT DNECK*
to me known, who being duly sworn, did depose and say that he resides at
39 WEST 74th ST N.Y.C., that he is a partner in the firm known as
REDMAN ASSOCIATES, a partnership and that he executed the foregoing
instrument in the firm name of *REDMAN ASSOCIATES*; and that he has
the authority to sign the same and he acknowledged to me that he executed the same for
the firm for the uses and purposes therein mentioned.
executed the same

Joseph E. Ninger
JOSEPH E. NINGER
Notary Public, State of New York
No. 24-1136100
Qualified in Kings County
License expires March 30, 1987

executed the same.

Y. REGISTER

RECORDED

Witness my hand
and official seal

R. Odeline Rigan

CITY REGISTER

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____, 19____, before me
personally came _____
to me known, who, being by me duly sworn, did depose and
say that he resides at No. _____

that he is the
of _____

the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____, 19____, before me
personally came _____
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 resides at No. _____

that he knows _____

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Warranty Deed
With Full Covenants

Title No. *350 Q 0884*

REDMAN ASSOCIATES
TO

REDMAN ASSOCIATES INC.

46243

SECTION 8
BLOCK 1292
LOT 32
COUNTY OF ~~NEW YORK~~ Queens

Recorded At Request of
INTER-COUNTY Title Guaranty and Mortgage Company
RETURN BY MAIL TO

Community Abstract Ltd.

P.O. BOX 6

95-06 ROOSEVELT AVENUE

JACKSON HEIGHTS, NEW YORK 11372-0006

(212) 446-7130

Benjamin Weinstock, Esq.
Ruskin, Schlissel, Moscou &
Evans, P.C.
170 Old Country Road
Mineola, NY

Zip No. 11501

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

SEP 5 1985

RECEIVED
REAL ESTATE
SEP 5 1985
TRANSFER TAX
QUEENS
COUNTY

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