

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

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2020051700020001002E8E30

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020051700020001

Document Date: 05-13-2020

Preparation Date: 05-28-2020

Document Type: DEED
Document Page Count: 3

PRESENTER:

CORNERSTONE LAND ABSTRACT
248-52 JERICHO TURNPIKE
CL-24047-Q
BELLEROS VILLAGE, NY 11001
516-327-5400
MDANTZLER@CLTITLE.COM

RETURN TO:

BEHNAM KAHEN, ESQ.
183-07 UNION TURNPIKE
FLUSHING, NY 11366

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	12390	103	Entire Lot	121-06 MERRILL ST
Property Type: RELIGIOUS STRUCTURE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

NORTHEASTERN CONFERENCE CORPORATION OF
SEVENTH-DAY
115-50 MERRICK BLVD
JAMAICA, NY 11434

GRANTEE/BUYER:

KKP GROUP LLC
67A CUTTERMILL RD.
GREAT NECK, NY 11021

FEES AND TAXES

Mortgage :			Filing Fee:	\$	250.00
Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	0.00
Taxable Mortgage Amount:	\$	0.00	NYS Real Estate Transfer Tax:	\$	2,800.00
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			

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



CITY OF NEW YORK
Recorded/Filed 05-28-2020 11:16
City Register File No.(CRFN):
2020000157702

Annette M. Hill

City Register Official Signature

THIS INDENTURE, made the ^{45th of} 13th day of May, 2020

BETWEEN

NORTHEASTERN CONFERENCE CORPORATION OF SEVENTH DAY ADVENTISTS, having an address at 115-50 Merrick Boulevard, Jamaica, New York, 11434,

party of the first part,

and

KKP GROUP LLC, with an address at c/o Joseph Kalimian, 67A Cuttermill Road, Great Neck, NY 11021

party of the second part,

WITNESSETH, that the party of the first part, in consideration of SEVEN HUNDRED THOUSAND (\$700,000.00) dollars 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, lot, piece or parcel of land including all appurtenances and hereditaments thereunto belonging and any buildings and other improvements situated thereon, situated, lying and being in the

SEE ANNEXED SCHEDULE A LEGAL DESCRIPTION

Said premises known as and by the street address 121-06 Merrill Street a/k/a 172-55 Brocher Road, Jamaica, New York 11434.

Being and intended to be the same premises conveyed to the party of the first part by Deed from 121 Merrill ST LLC, dated November 6, 2008 and recorded in the NYC Register's Office on November 19, 2008 in CRFN 2008000447611.

The approval of this conveyance was made by the Attorney General of the State of New York under AG Approval OAG no. OAG-NYC-2020-080.

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 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:

NORTHEASTERN CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS

By:

Oswald Euell, Secretary

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Nassau ss:

On the 8th day of MAY in the year 2020
before me, the undersigned, personally appeared

Oswald Small

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.

(signature and office of individual taking acknowledgment)

KAREN JAKUBOWSKI
Notary Public, State of New York
No. 01JA6115551
Qualified in Nassau County
Commission Expires September 7, 2020

State of New York, County of _____ ss:

On the _____ day of _____ in the year 2017
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.

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) 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, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S
ACTS**

Title No. _____

SECTION:
BLOCK: 12390
LOT: 103
COUNTY: Queens

STREET ADDRESS 121-06 Merrill St. a/k/a 172-55
Brocher Rd, Jamaica, NY

**NORTHEASTERN CONFERENCE CORPORATION
OF SEVENTH-DAY ADVENTISTS**

TO

KKP GROUP LLC

Recorded at Request of

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

Title Number: **CL-24047-Q**

SCHEDULE A DESCRIPTION

Parcel I

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, known and designated as Lots Nos. 239 and 240 upon a certain map entitled, "Map of 4th Ward, Borough of Queens, New York City, The Stuyvesant Park, surveyed June 1906 by E.W. Conklin, C.S.," and filed in the Office of the Register of the County of Queens on July 7, 1906, as old Map No. 1117, new Map No. 3134, and which said lots, taken together, are bounded and described according to said map as follows:

BEGINNING at a point on southwesterly side of Merrill Street, formerly Merrill Avenue, distant 40 feet Southeasterly from the corner formed by the intersection of the southwesterly side of Merrill Street with the southeasterly side of Brocher Road, formerly Brocher Place;

RUNNING THENCE Southwesterly parallel with Brocher Road, 100 feet;

THENCE Southeasterly parallel with Merrill Street, 40 feet;

THENCE Northeasterly parallel with Brocher Road, 100 feet to the southwesterly side of Merrill Street;

THENCE Northwesterly along the southwesterly side of Merrill Street, 40 feet to the point or place of BEGINNING.

Parcel II

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

BEGINNING at the corner formed by the intersection of the southwesterly side of Merrill Street and the southeasterly side of Brocher Road, formerly Brocher Place;

RUNNING THENCE Southwesterly along the southeasterly side of Brocher Road, 120 feet;

THENCE Southeasterly at right angles to the last mentioned course, 80 feet;

THENCE Northeasterly parallel with the southeasterly side of Brocher Road, 20 feet;

THENCE Northwesterly parallel with the southwesterly side of Merrill Street, 40 feet;

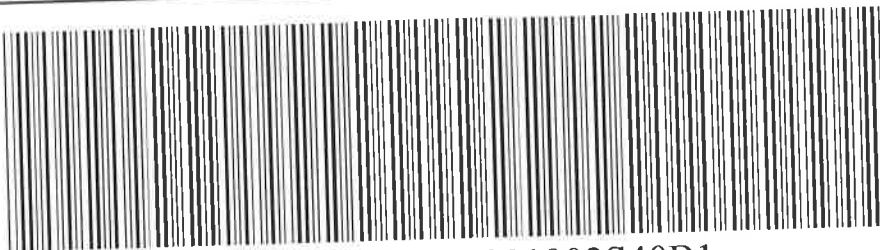
THENCE Northeasterly parallel with the southeasterly side of Brocher Road, 100 feet to the southwesterly side of Merrill Street;

THENCE northwesterly along the southwesterly side of Merrill Street, 40 feet to the corner first above mentioned, said point or place of BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES BEING KNOWN AS AND BY 121 -06 MERILL STREET, QUEENS, NY

BLOCK: 12390
LOT: 103 (FKA 100, 102, AND 104)
COUNTY: QUEENS

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2020051700020001002S40B1

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020051700020001
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Preparation Date: 05-28-2020

ASSOCIATED TAX FORM ID: 2020050600258

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RPTT FILING FEE EXEMPTION AFFIDAVIT
RP - 5217 REAL PROPERTY TRANSFER REPORT

1
3
3



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: QUEENS BLOCK: 12390 LOT: 103
- (2) Property Address: 121-06 MERRILL ST, QUEENS, NY 11434
- (3) Owner's Name: KKP GROUP LLC
- Additional Name:

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/its 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)

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

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 121-06 MERRILL ST QUEENS 11434
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name KKP GROUP 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 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 X OR ACRES
 FRONT FEET DEPTH

Check the boxes below as they apply:

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

8. Seller Name NORTHEASTERN CONFERENCE CORPORATION OF SEVENTH-DAY
 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

1 / 7 / 2020
 Month Day Year

11. Date of Sale / Transfer

5 / 13 / 2020
 Month Day Year

12. Full Sale Price \$

7 0 0 0 0 0
 Thousands Hundreds Tens Units

(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

 Thousands Hundreds Tens Units

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 M 1

16. Total Assessed Value (of all parcels in transfer)

2 6 5 0 5 0
 Millions Thousands Hundreds Tens Units

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

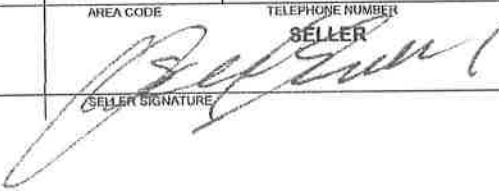
QUEENS 12390 103

202005060025820101

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 67A CUTTERMILL RD.		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
GREAT NECK				SELLER	
CITY OR TOWN	STATE NY	ZIP CODE 11021	SELLER SIGNATURE 		DATE 5/8/2020

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

LAST NAME

FIRST NAME

67A CUTTERMILL RD.

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

GREAT NECK

NY

11021

SELLER

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

2020050600258201