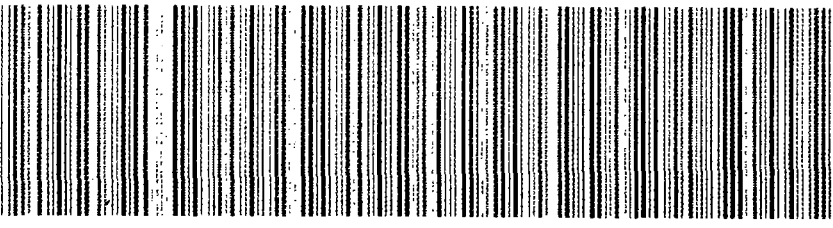


NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.		 2016012701209001002E5758		
RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 4				
Document ID: 2016012701209001 Document Type: DEED Document Page Count: 3		Document Date: 01-15-2016 Preparation Date: 01-28-2016		
PRESENTER: TRINITY ABSTRACT, LLC. (PICK UP TRINITY STEVE) 44 COLLEGE PLACE TA111215010R · M BROTHERS INVESTORS LLC ROCKVILLE CENTER, NY 11570 516-255-8301 PGUAGENTI@TRINITYTITLES.COM		RETURN TO: HARRY F. GEORGE, P.C. 2631 MERRICK ROAD SUITE 406 BELLMORE, NY 11710		
PROPERTY DATA				
Borough QUEENS	Block 7203	Lot 45	Unit Address Entire Lot 186-03 UNION TURNPIKE Property Type: COMMERCIAL REAL ESTATE	
CROSS REFERENCE DATA				
CRFN or DocumentID or Year Reel Page or File Number				
PARTIES				
GRANTOR/SELLER: JPMORGAN CHASE BANK, NA 1111 POLARIS PARKWAY COLUMBUS, OH 43240		GRANTEE/BUYER: M BROTHERS INVESTORS LLC 7564 187TH STREET FRESH MEADOWS, NY 11366		
FEES AND TAXES				
Mortgage : Mortgage Amount: \$ 0.00 Taxable Mortgage Amount: \$ 0.00 Exemption:		Filing Fee: \$ 250.00 NYC Real Property Transfer Tax: \$ 65,625.00 NYS Real Estate Transfer Tax: \$ 10,000.00		
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 02-19-2016 16:21 City Register File No.(CRFN): 2016000056923  City Register Official Signature		

DEED

11th DAYAND CONVEYED ON
THE 15th DAY OF JANUARY,
2014

THIS INDENTURE, made as of the 15th day of January 2014, between JPMORGAN CHASE BANK, N.A. ("Grantor"), a national banking association, having an address at 237 Park Avenue, 12th Floor, New York, New York 10017, and M Brothers Investors LLC ("Grantee"), a New York limited liability company, having an address at 7564 187th Street, Fresh Meadows, New York 11366.

WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, all that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, State of New York, and known as 186-03 Union Turnpike, Flushing, New York (the "Premises"), as more particularly described on Schedule A annexed hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to the Premises;

TO HAVE AND TO HOLD the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

[THE NEXT PAGE IS THE SIGNATURE PAGE]

HF 10542395v.1

Schedule A DescriptionTitle Number **TA111216010R**Policy Number: **LX-11050849**Page **1**

ALL that certain plot, piece or parcel of land, situate, lying and being in teh 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 northerly side of Union Turnpike with the easterly side of 186th Street as said Union Turnpike and said 186th Street are laid out as shown, 100 feet wide and 60 feet wide, respectively, on the final topographical map of the City of New York for the Borough of Queens;

RUNNING THENCE easterly along the northerly side of Union Turnpike, 54.37 feet;

THENCE northerly and parallel with 186th Street 97.01 feet;

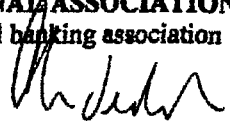
THENCE westerly at right angles to 186th Street, 54.27 feet to the easterly side of 186th Street;

THENCE southerly along the easterly side of 186th Street, 100.37 feet to the corner, the point or place of BEGINNING.

IN WITNESS WHEREOF, Grantor has duly executed this Deed as of the day and year first written above.

GRANTOR:

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,**
a national banking association

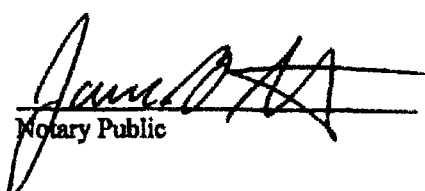
By: 

Name: Christopher J. Didden

Title: Executive Director

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

On the 11th day of January, in the year 2016, before me, the undersigned, personally appeared Christopher J. Didden, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

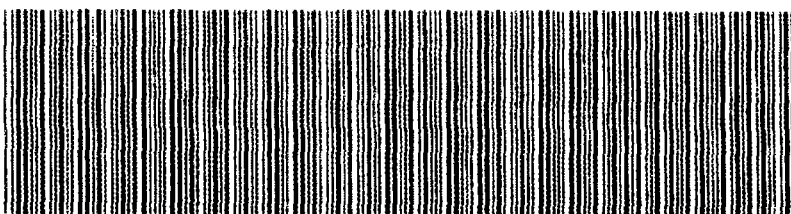
JAMIE BETH FINKELSTEIN
Notary Public, State of New York
Qualified in New York County
No. 01F16305107
My Commission Expires 06-02-2018

SEAL

[Union Turnpike - Signature Page to Deed]

RECORD AND RETURN
HARRY F. GEORGE, ESQ.
2631 MERRICK ROAD
SUITE 404
BELLMORE, NY 11710

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016012701209001002S99D9

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016012701209001

Document Date: 01-15-2016

Preparation Date: 01-28-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016010700205

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

1

SMOKE DETECTOR AFFIDAVIT

1

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 186-03 UNION TURNPIKE QUEENS 11366
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name M BROTHERS INVESTORS LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Bidding Address
 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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Seller Name JPMORGAN CHASE BANK, NA
 LAST NAME / COMPANY FIRST NAME

7. New Construction on Vacant Land ☐

8. 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 10 / 15 / 2015
 Month Day Year

11. Date of Sale / Transfer 1 / 15 / 2016
 Month Day Year

12. Full Sale Price \$ 2,500,000.00
 (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 K 7 16. Total Assessed Value (of all parcels in transfer) 6,201,000

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
QUEENS 7203 45

CITY REGISTER

JAN 29 '16

201601070020520101

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	
DATE		DATE	
7564 187TH STREET		7564 187TH STREET	
STREET NUMBER		STREET NAME (AFTER SALE)	
FRESH MEADOWS		FRESH MEADOWS	
CITY OR TOWN		CITY OR TOWN	
STATE		STATE	
NY		NY	
ZIP CODE		ZIP CODE	
11366		11366	
SELLER SIGNATURE		SELLER SIGNATURE	
DATE		DATE	

2016010700205201

**SIGNATURE PAGE TO NEW YORK STATE REAL PROPERTY TRANSFER REPORT -
FORM RP-5217NYC**

GRANTOR: JPMorgan Chase Bank, NA
1111 Polaris Parkway
Columbus, OH 43240

GRANTEE: M Brothers Investors LLC
7564 187th Street
Fresh Meadows, New York 11366

PROPERTY: 186-03 Union Turnpike, Flushing, New York
Block 7203, Lot 45

SIGNATURE (both the grantor(s) and grantee(s) MUST SIGN)

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 I 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.

GRANTOR:

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,**
a national banking association

By: 

Name: Christopher J. Didden

Title: Executive Director

[Signature Page - RP-5217NYC]

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

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

State of New York)

County of New York) SS.:

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

186-03 UNION TURNPIKE

Street Address	Unit/Apt.
<u>QUEENS</u> New York, <u>7203</u> <u>45</u>	(the "Premises");
Borough Block Lot	

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).

Name of Grantor (Type or Print)	Name of Grantee (Type or Print)
Signature of Grantor	Signature of Grantee

Sworn to before me
this _____ date of _____ 20__

Sworn to before me
this 15th date of January 2016

Catherine Kiley McGuire
CATHERINE KILEY MCGUIRE
NOTARY PUBLIC STATE OF NEW YORK
NASSAU COUNTY
LIC. #02MC8235734 2/14/69
COMM. EX. 2/14/69

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.

SEAL



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: 7203 LOT: 45
- (2) Property Address: 186-03 UNION TURNPIKE, QUEENS, NY 11366
- (3) Owner's Name: M BROTHERS INVESTORS 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/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:

01/15/16 Date (mm/dd/yyyy)

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