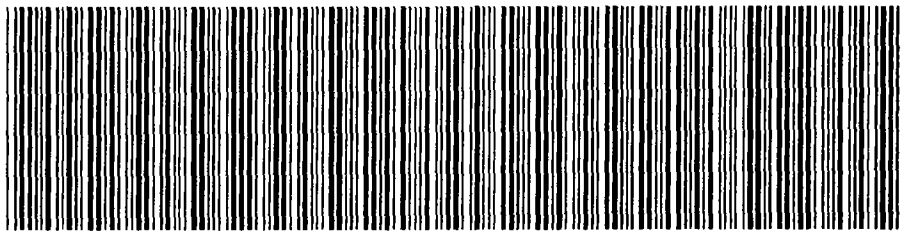


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2018071800528001006E70C2

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2018071800528001

Document Date: 07-18-2018

Preparation Date: 01-15-2019

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 2

PRESENTER:

WANDA LAWRENCE
1914 GRAND AVENUE
BALDWIN, NY 11510
516-693-0112
JOHNUNIVERSALINC@AOL.COM

RETURN TO:

WANDA LAWRENCE
1914 GRAND AVENUE
BALDWIN, NY 11510
516-693-0112
JOHNUNIVERSALINC@AOL.COM



PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	10225	22	Entire Lot	168-28 104 AVE
Property Type: 1-2 FAMILY DWELLING WITH ATTACHED GARAGE				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

NAZRIN KHAN
168-28 104 AVENUE
QUEENS, NY 11433

☒ 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: \$ 47.00

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 01-16-2019 11:17

City Register File No.(CRFN):

2019000018261



Quetta M. Hill

City Register Official Signature

NYC

Department of Finance

January 16, 2019

WANDA LAWRENCE
1914 GRAND AVENUE
BALDWIN, NY 11510

RE: Submitted Transaction Successfully Recorded

Dear WANDA LAWRENCE:

Document Identification Number 2018071800528001 which was submitted and intaken for Recording on 1/15/2019 3:13:38 PM, was successfully recorded on 1/16/2019 at 11:17 AM.

Below summarizes the status of the document(s).

Recording & Endorsement Cover Page(s) attached

2018071800528001

If you have questions or require further information, please send an email to acrishelp@finance.nyc.gov and someone will get back to you.

Thank you.

City Register

Cellar Bathroom Restrictive Declaration

DECLARATION, made this 20 day of July 2018, Nazrin Khan acting individual and as Owner Hereinafter referred to as the "Declarant", residing at 168-28 104 Avenue, Queens NY 11433.

WHEREAS, the Declarant is the fee owner of certain property in the City of New York, Borough of Queens. Designated as Tax Lot 10225 in Block 22 on the Tax Map of the City of New York, more particularly described by metes and bounds described on Schedule an annexed hereto and by this reference.

WHEREAS, Parcel A, located at 168-28 104 Avenue borough of Queens, is currently zoned for One Family residential use; and

WHEREAS, the New York City Department of Buildings ("the Department ") has issued an approval for a One Family residential building on Parcel A.

NOW, THEREFORE, Declarant declares, as follow:

1. Declarant, it respective heirs, legal representative, successors, assigns, and transferees will use, sell, transfer and represent the building on Parcel A for One Family dwelling, as defined in the Zoning Resolution of the City of New York.
2. The Declarant states that the cellar of this one family dwelling shall not be used for living and sleeping purposes and shall not be used as a separate dwelling unit at any time.
3. The Declaration shall become effective immediately and shall continue in effect until the Zoning Resolution of the City of New York permits otherwise.
4. This Declarant shall not be modified, amended or terminated without prior written consent of the department.
5. The covenants set forth herein shall run the land and be binding upon and inure to the benefits of the parties hereto and their respective heirs, legal representatives, successors, assigns, and transferees.
6. Failure to comply with the terms of this declaration may results in the revocation of a building permit or Certificate of Occupancy.
7. Declarant will record this Declarant in the Office of the County Clerk, County of Queens prior to the approval of the application for Parcel A.

IN WITNESS WHERE OF, Declarant has made and executed the foregoing Restrictive

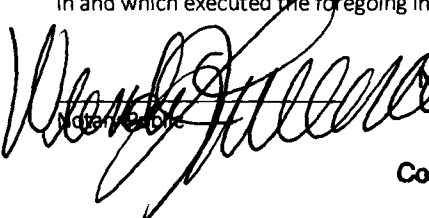
Declarant as of the date hereinabove written

By Nazrin Khan
Owner

State of New York)

County of Queen) ss:

On the 20 day of July, 2018 before me personally came Nazrin Khan to me known who, being by me duly sworn, did depose and say that he resides at 168-28 104 Avenue that he is the Owner of Parcel A described in and which executed the foregoing instrument.


WANDA J. LAWRENCE
Notary Public, State of New York
No. 01LA6226363
Qualified in Nassau County
Commission Expires August 9, 2019

SEAL

SO IN
ORIGINAL

SCHEDULE "A"

REEL 531PG0754

ALL that certain plot, piece or parcel of land, 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 Lot No. 14 on a certain map entitled, "Map of Jamaica Center West, belonging to Yale Land Company, situate, in the Borough of Queens, City and State of New York" and filed in the Queens County Clerk's Office (now Register) on July 28, 1906 as Map No. 1162 which said lot with reference to said map is bounded and described as follows:

BEGINNING at a point on the Southerly side of Sayres Street, now known as 104th Avenue, distant 160 feet Westerly from the corner formed by the intersection of the Southerly side of Sayres Street, now known as 104th Avenue with the Westerly side of Samuel Street, now known 169th Street, as said two streets are shown upon said map;

running thence SOUTHERLY, at right angles to Sayres Street, 105.79 feet;

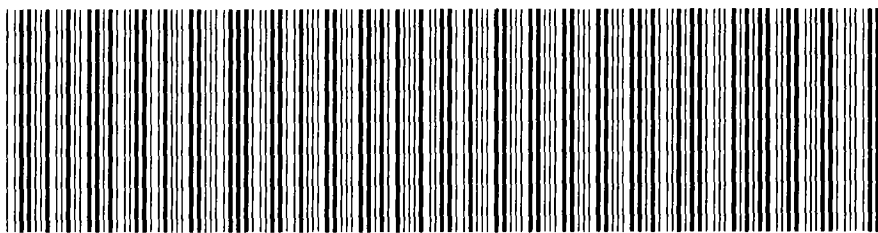
thence WESTERLY, 20.09 feet to a point distant 106.30 feet Southerly from Sayres Street measured along a line drawn at right angles to the Southerly side of Sayres Street from a point 20 feet West from the point beginning;

thence NORTHERLY, at right angles to Sayres Street, 106.30 feet to the Southerly side of Sayres Street;

thence EASTERLY, along the Southerly side of Sayres Street, 20 feet to the point or place of BEGINNING.

SUBJECT to an easement and right of way over the most Westerly 3 feet 4 inches of the premises herein described for the use and benefit of the owner of the premises immediately adjoining on the West as a means of ingress and egress for pleasure automobiles to and from 104th Avenue to a garage erected or hereafter to be erected on the rear of the premises immediately adjoining on the West.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018071800528000001P4F3C

PAYMENT COVER PAGE

PAGE 1 OF 1

Transaction No.: 2018071800528

Document Date: 07-18-2018

Preparation Date: 01-15-2019

PRESENTER:

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1914 GRAND AVENUE
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Document ID: 2018071800528001
SUNDRY MISCELLANEOUS



5.00

Fees	\$	47.00	
Taxes	\$	0.00	
	\$	<u>47.00</u>	Document Total
	\$	47.00	Transaction Total
	\$	<u>42.00</u>	Amount Paid
	\$	5.00	Balance Due