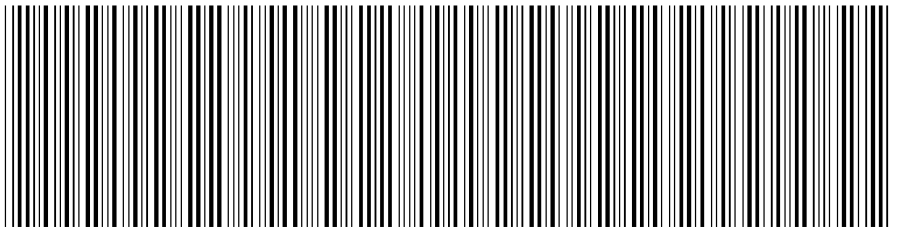


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2020031600399001001EA8F7

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020031600399001

Document Date: 03-04-2020

Preparation Date: 03-16-2020

Document Type: DEED

Document Page Count: 3

PRESENTER:

WILL ABSTRACT CORP.
104-70 QUEENS BOULEVARD
SUITE 312
FOREST HILLS, NY 11375
418-730-9100
mscoven@hotmail.com

RETURN TO:

WILL ABSTRACT CORP.
104-70 QUEENS BOULEVARD
SUITE 312
FOREST HILLS, NY 11375
418-730-9100
mscoven@hotmail.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2149	1005	Entire Lot	CF105 64-05 YELLOWSTONE BLVD
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

JEWISH CHILD CARE ASSOCIATION OF NEW YORK
120 WALL ST
NEW YORK, NY 10005-3904

GRANTEE/BUYER:

6405 DELUXE LLC
C/O: DR. RAFIK KHAIMOV, 64-05 YELLOWSTONE
BOULEVARD
FOREST HILLS, NY 11375

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:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 7,140.00

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

CITY OF NEW YORK

Recorded/Filed 03-26-2020 11:40

City Register File No.(CRFN):

2020000108937



Annette McMill

City Register Official Signature

DEED

THIS INDENTURE made as of the 4th day of March, 2020 between

JEWISH CHILD CARE ASSOCIATION OF NEW YORK, having an address at 120 Wall Street, New York, New York 10005, Party Of the First Part, and

6405 DELUXE LLC, having an address at at c/o Dr. Rafik Khaimov, 64-05 Yellowstone Boulevard, Forest Hills, New York Party of the Second Part;

WITNESSETH:

That the Party of the First Part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and other good and 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,

The Condominium Units (the "Unit") designated as Community Facility Unit No. **CF105** in the premises known as the Novo 64 Condominium, said Unit being designated and described as Community Facility Unit No. **CF105** and said building being designated and described in the Declaration establishing a plan for Condominium Ownership of said premises under Article 9-B Of The Real Property Law of the State Of New York (the "New York Condominium Act"), dated the 17th day of November, 2008 and recorded in the Office of the City Register, Queens County on the 2nd day of January, 2009 as City Register File No. 2009000001222, as amended by First Amendment to the Declaration of Condominium, dated the 28th day of April, 2009 and recorded in the Office of the City Register, Queens County on the 8th day of May, 2009 as City Register File No. 2009000137930, and further amended by Second Amendment to the Declaration of Condominium, dated the 20th day of May, 2009 and recorded in the Office of the City Register, Queens County on the 12th day of June, 2009 as City Register File No. 2009000179213, and further amended by Third Amendment to the Declaration of Condominium, dated the 16th day of September, 2009 and recorded in the Office of the City Register, Queens County on the 7th day of October, 2009 as City Register File No. 2009000327104 (hereinafter collectively called the "Declaration") and also designated as Tax Lot 1005 (formerly known as Lots 1005 and Lots 1131-1139) in Block 2149 of the Borough of Queens on the Tax Map of the Real Property Assessment Department of the City Of New York and on the Floor Plans of said Building, filed in the Office of the City Register, Queens County on the 2nd day of January, 2009 as City Register File No. 2009000001223, as amended on the 7th day of October, 2009 as City Register File No. 2009000327105.

TOGETHER with an undivided **0.784%** interest in Common Elements of the Condominium as described in said Declaration.

The land upon which the Condominium is situated is bounded and described as follows:

All that certain plot, piece or parcel of land, situate, lying and being in 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 Easterly side of Yellowstone Boulevard with the Southerly side of 64th Avenue;

Running thence Easterly along the Southerly side of 64th Avenue 276.70 feet;

Thence Southwesterly along a line forming an interior angle of $36^{\circ} 31' 43.9''$ with the Southerly side of 64th Avenue, 336.01 feet to the Northerly side of 64th Road;

Thence Westerly along the Northerly side of 64th Road, 6.70 feet to the corner formed by the intersection of the Northerly side of 64th Road with the Easterly side of Yellowstone Boulevard;

Thence Northerly along the Easterly side of Yellowstone Boulevard 200 feet to the corner, the Point or Place of Beginning.

TOGETHER with an easement for ingress and egress to 64th Road over the following described premises:

Beginning at a point on the Northerly side of 64th Road, distant 6.70 feet Easterly from the corner formed by the intersection of the Northerly side of 64th Road with the Easterly side of Yellowstone Boulevard;

Running thence Northeasterly along a line forming an interior angle of $36^{\circ} 31' 43.9''$ with the Northerly side of 64th Road a distance of 128.13 feet;

Thence Southerly at right angles to the Northerly side of 64th Road 23.63 feet to a point of curve;

Thence Southwesterly along the arc of a curve bearing to the right, having a radius of 40.00 feet, a distance of 37.33 feet to a point of tangency;

Thence Southwesterly, along a line parallel with the first course described, a distance of 14.24 feet to a point of curve;

Thence Southerly along the arc of a curve bearing to the left, having a radius of 5.00 feet, a distance of 4.67 feet to a point of tangency;

Thence Southerly at right angles to the Northerly side of 64th road 5.97 feet to a point;

Thence Southwesterly along a line parallel with the first course described and forming an interior angle of $143^{\circ} 28' 16.1''$ with the Northerly side of 64th Road a distance of 3.41 feet to the Northerly side of 64th Road;

Thence Westerly along the Northerly side of 64th Road 70.56 feet to the Point or Place of Beginning.

BLOCK: 2149 LOT: 1005 (formerly known as Lot 1005 and Lots 1131-1139)

TOGETHER with the appurtenances and all the estate and rights of the Party of the First Part in and to said premises.

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, by-laws, regulations and easements all as set forth in the Condominium Documents filed and recorded as aforesaid.

SUBJECT TO: The provisions of the Declaration, By-Laws, site plan and floor plans of the Condominium as the same may be further amended from time to time by instruments recorded or filed in the Register's Office of the City of New York, Queens County, which provisions, together with any amendments thereto

shall bind any person having at any time any interest or estate in the Residential Unit, as though such provisions were recited at length herein.

SUBJECT TO: Zoning Lot Development and Easement Agreement dated April 10, 2006 by and among Yellowstone Commons, LLC, Champion Commons, LLC, Northern Boulevard Holding, LLC, Commerce Plaza, LLC and O'Day Realty Corp. and Horizon at Forest Hills, LLC, recorded May 5, 2006 as CRFN 2006000251959.

SUBJECT TO: Easement Agreement dated April 10, 2006 by and among Yellowstone Commons, LLC, Champion Commons, LLC, Northern Boulevard Holding, LLC, Commerce Plaza, LLC and O'Day Realty Corp. and Horizon at Forest Hills, LLC, recorded May 5, 2006 as CRFN 2006000251958.

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 encumbered 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 purpose of paying the cost of the improvement before using any part of the total of the same for any other purposes.

The use for which Residential Units in the Condominium is intended is that of a one family residence or non-residential use, subject to the applicable governmental regulations and the restrictions contained in the Declaration; the use for which Community Facility Units in the Condominium is intended is that of a medical or related use, or other use permitted by applicable zoning, subject to the applicable governmental regulations and the restrictions contained in the Declaration; the use for which Parking Space Units in the Condominium is intended is for parking of an automobile; and the use for which Storage Space Units in the Condominium is intended is for storage of non-combustible items in accordance with the Building Code of the City of New York.

This conveyance is made in the regular course of business actually conducted by the Party of the First Part.

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 as of the day and year first above written.

JEWISH CHILD CARE ASSOCIATION OF NEW YORK

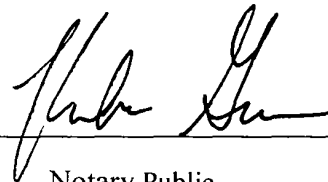
By: 
Name: Ronald E. Richter
Title: CEO

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 3rd day of March, 2020, before me, the undersigned, personally appeared Ronald E. Richter, 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.

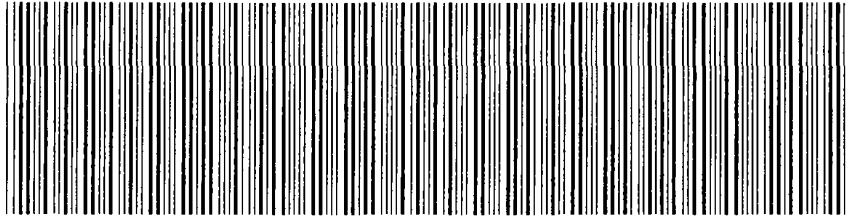


Notary Public

KESHA S. GREEN
Notary Public, State of New York
No. 01GR6341895
Qualified in Kings County
Commission Expires May 16, 2020

SEAL

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2020031600399001001S6676

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020031600399001
Document Type: DEED

Document Date: 03-04-2020

Preparation Date: 03-16-2020

ASSOCIATED TAX FORM ID: 2020022600307

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count
2

REMARKS:

Contract of sale including amendments is documentation of on or prior to April 1, 2019 contract date.

CITY REGISTER

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded MAR 26 Year 2020

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 64-05 YELLOWSTONE BLVD QUEENS 11375

STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 6405 DELUXE 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 JEWISH CHILD CARE ASSOCIATION OF NEW YORK

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 7 / 2 / 2018

Month Day Year

11. Date of Sale / Transfer 3 / 4 / 2020

Month Day Year

12. Full Sale Price \$ 1 7 8 5 0 0 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 R B 16. Total Assessed Value (of all parcels in transfer) 4 3 2 7 8 1

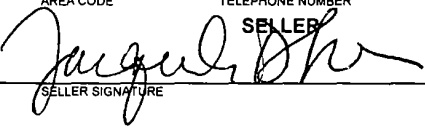
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 2149 1005

202002260030720103

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 SIGNATURE		BUYER 3/4/2020 DATE	Cohen LAST NAME	BUYER'S ATTORNEY Albert FIRST NAME
C/O: DR. RAFIK KHAIMOV 64-05 YELLOWSTONE BOULEVARD STREET NUMBER		718 225-7779 AREA CODE TELEPHONE NUMBER		
FOREST HILLS CITY OR TOWN		NY STATE	11375 ZIP CODE	SELLER  SELLER SIGNATURE
		3/3/2020 DATE		

FOR CITY USE ONLY

C1. County Code

C2. Date Deed

Recorded

CITY REGISTER
Month Day Year

C3. Book

OR

C5. CRFN

C4. Page

MAR 26 2020



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 64-05 YELLOWSTONE BLVD CF 105 QUEENS 11375
STREET NUMBER STREET NAME BOROUGH ZIP CODE2. Buyer Name 6405 DELUXE LLC
LAST NAME / COMPANY FIRST NAME
LAST NAME / COMPANY FIRST NAME3. 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

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name JEWISH CHILD CARE ASSOCIATION OF NEW YORK
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 7 / 2 / 2018
Month Day Year11. Date of Sale / Transfer 3 / 4 / 2020
Month Day Year

12. Full Sale Price \$ 1,785,000

(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 R B 16. Total Assessed Value (of all parcels in transfer) 432,781

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

QUEENS 2149 1005

202002260030720104

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	
C/O: DR. RAFIK KHAIMOV		64-05 YELLOWSTONE BOULEVARD					
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
FOREST HILLS		NY		11375		SELLER	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
						DATE	