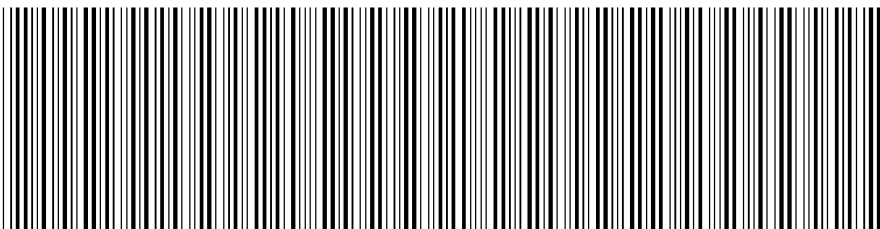


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2019110501116001

Document Date: 11-04-2019

Preparation Date: 11-12-2019

Document Type: EASEMENT

Document Page Count: 6

PRESENTER:

TITLEVEST AGENCY
110 EAST 42ND STREET/RQU720375ES
10TH FLOOR
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

RETURN TO:

TITLEVEST AGENCY
110 EAST 42ND STREET/RQU720375ES
10TH FLOOR
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
QUEENS	902	36	Entire Lot	26-26 14 STREET
Property Type: OTHER				
Borough	Block	Lot	Unit	Address
QUEENS	902	37	Entire Lot	N/A 14TH STREET
Property Type: OTHER				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

SAJMIR OSMANAJ
26-26 14 STREET
LONG ISLAND CITY, NY 11102

GRANTEE/BUYER:

SAJMIR OSMANAJ
26-26 14 STREET
LONG ISLAND CITY, NY 11102

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: \$ 70.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

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 11-14-2019 10:51

City Register File No.(CRFN):

2019000370619



Annette McMill

City Register Official Signature

EGRESS EASEMENT AGREEMENT

EASEMENT AGREEMENT made this 4th day of NOVEMBER, 2019, between SAJMIR OSMANAJ, hereinafter referred to as the "Grantor", having an address at 26-26 14 STREET STREET, ASTORIA, N.Y. 11102, and SAJMIR OSMANAJ, hereinafter referred to as the "Grantee", having an address at 26-26 14 STREET, ASTORIA, N.Y. 11102.

WHEREAS, the Grantor is the fee owner of certain land located in the City and State of New York, Borough of QUEENS, designated as Block 902 Lots 37 on the Tax Map of the City of New York hereinafter described by a metes and bounds description set forth in Schedule A annexed hereto and by this reference made a part hereof;

WHEREAS, the Grantee is the fee owner of certain land located in the City and State of New York, Borough of QUEENS, designated as Block 902 Lot 36 on the Tax Map of the City of New York hereinafter described by a metes and bounds description set forth in Schedule A annexed hereto and by this reference made a part hereof;

WHEREAS, the property of the Grantee, is situated to the EAST of the property of the Grantor, and said parcels are contiguous to one another;

WHEREAS, the Grantee has requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application No. 421672586 to alter the existing use located on Lot 37 and give an easement to Lot 36.

WHEREAS, the Grantor is willing to grant to the Grantee an easement in order to access the stairs located at the rear of Lot 37 leading into Lot 36, from the side of the property of the Grantor (the Easement Area"), more particularly described by a metes and bounds description and a diagrammatic sketch with a cross-hatched portion indicating the Easement Area on Schedule B annexed hereto and by this reference made a part hereof.

NOW, THEREFORE, good and valuable consideration having been paid, Grantor for her/himself her/his heirs, legal representatives, successors and assigns hereby makes the following grant:

1. Grantor hereby grants and conveys to Grantee, her/his heirs, legal representatives, successors and assigns and to any future owner of Lot 36, an easement over the Easement Area located Lot 37, **for 2 parking spaces 8' 6" in width and 36 ft in length,**

Beginning at 111.02 feet Northerly from the Corner formed by the intersection of the Westerly side of 14 Street with the Northerly side of 27 the Avenue,

Running Thence Westerly on a line forming an interior angel of 89 degrees 52 minutes and along the land now or formerly of Blackwell 36 feet.

Thence Northerly on a line forming the interior angle of 90 degrees 08 minutes with the preceding course, 8' 6" feet to land now or formerly of Smith;

Thence easterly at right angles to the westerly side of 14 Street and along the southerly line of land now or formerly of Smith 36 feet. To the Westerly side of 14th Street;

Thence Southerly along the Westerly side of 14th Street, 8.6 feet to the point or place of Beginning.

2. Grantor hereby grants and conveys to Grantee, her/his heirs, legal representatives, successors and assigns and to any future owner of Lot 36, an easement over the Easement Area located Lot 37 as may be necessary for the purpose to access the rear stairs from Lot 37 leading into Lot 36 on the property of the Grantee.

Beginning at 134.27 feet Northerly from the Corner formed by the intersection of the Westerly side of 14 Street with the Northerly side of 27 the Avenue,

Running Thence Westerly on a line forming an interior angel of 89 degrees 52 minutes and along the land now or formerly of Blackwell 100 feet.

Thence Northerly on a line forming the interior angle of 90 degrees 8 minutes with the preceding course, 5' feet to land now or formerly of Smith;

Thence easterly at right angles to the westerly side of 14 Street and along the southerly line of land now or formerly of Smith 100 feet. To the Westerly side of 14th Street;

Thence Southerly along the Westerly side of 14th Street, 5 feet to the point or place of Beginning.

3. The access to the property of the Grantor shall be provided by a means of an unobstructed easement approved by the Department of Buildings, which shall be situated on the property of the Grantor.
4. The Easement Area shall at all times be maintained and kept clear and unobstructed;
5. This easement agreement may not be modified, amended or terminated without the prior written consent of the Department of Buildings; however; notwithstanding anything contained herein to the contrary, this easement shall automatically terminate in the event

the Grantor and Grantee decide to develop and or change the use for Lot 37 and Lot 36.;

6. The covenants set forth herein shall only run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.
7. Failure to comply with the terms of this easement agreement may result in the revocation of a building permit or certificate of occupancy; and
8. This easement agreement shall be recorded at the city register's office against all affected parcels of land and the cross reference number and title of the easement agreement shall be recorded on each temporary and permanent certificate of occupancy hereafter issued to buildings located on the affected parcels and in any deed for the conveyance thereof.

IN WITNESS WHEREOF, Grantor and Grantee have made and executed the foregoing easement agreement as of the date hereinabove written.

SAJMIR OSMANAJ

Grantor

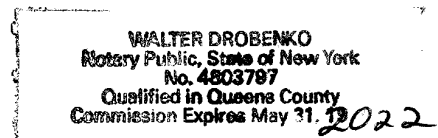
SAJMIR OSMANAJ

Grantee

State of New York }
County of Queens }ss.:

On the 4th day of NOVEMBER, 2019, before me, the undersigned, personally appeared Grantor SAJMIR OSMANAJ, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

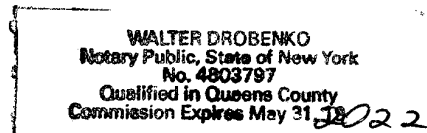

Notary Public



State of New York }
County of Queens }ss.:

On the 4th day of NOVEMBER, 2019, before me, the undersigned, personally appeared Grantee SAJMIR OSMANAJ, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



SCHEDULE "A"

LEGAL DESCRIPTION

FILE NO. 26785BQ

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 14TH STREET (WOOLSEY STREET), DISTANT 111.02 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF 14TH STREET WITH THE NORTHERLY SIDE OF 27TH AVENUE (FRANKLIN STREET), WHICH POINT OF BEGINNING IS THE BOUNDARY BETWEEN PREMISES HEREIN DESCRIBED AND LAND NOW OR FORMERLY OF BLACKWELL;

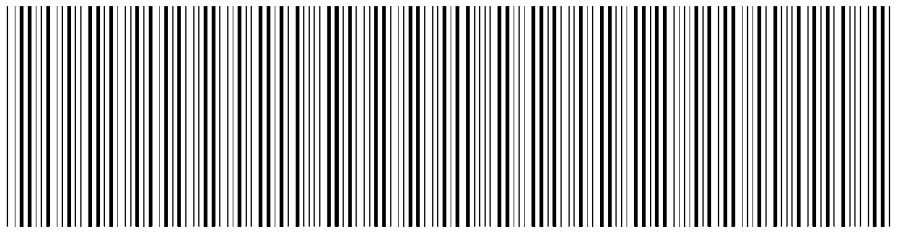
RUNNING THENCE WESTERLY ON A LINE FORMING AN INTERIOR ANGLE OF 89 DEGREES 52 MINUTES AND ALONG THE LAND NOW OR FORMERLY OF BLACKWELL 100 FEET;

THENCE NORTHERLY ON A LINE FORMING AN INTERIOR ANGLE OF 90 DEGREES 08 MINUTES WITH THE PRECEDING COURSE, 56.27 FEET TO LAND NOW OR FORMERLY OF SMITH;

THENCE EASTERLY AT RIGHT ANGLES TO THE WESTERLY SIDE OF 14TH STREET AND ALONG THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF SMITH, 100 FEET TO THE WESTERLY SIDE OF 14TH STREET;

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF 14TH STREET, 56.60 FEET TO THE POINT OR PLACE OF BEGINNING.

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



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019110501116001

Document Date: 11-04-2019

Preparation Date: 11-12-2019

Document Type: EASEMENT

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

SMOKE DETECTOR AFFIDAVIT

2

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

State of New York }
County of QUEENS } 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

26-26 14 STREET

Street Address Unit/Apt.

QUEENS
Borough

New York,

902
Block

36
Lot

(the "Premises");

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).

SAJMIR OSMANAJ
Name of Grantor (Type or Print)

[Signature]
Signature of Grantor

Sworn to before me

this 4 day of NOVEMBER 2019

WALTER DROBENKO
Notary Public, State of New York
No. 4803797
Qualified in Queens County
Commission Expires May 31, 2022

SAJMIR OSMANAJ
Name of Grantee (Type or Print)

[Signature]
Signature of Grantee

Sworn to before me

this 4 day of NOVEMBER 2019

WALTER DROBENKO
Notary Public, State of New York
No. 4803797
Qualified in Queens County
Commission Expires May 31, 2022

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.

2019110400244101

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
N/A 14TH STREET		QUEENS	902	37