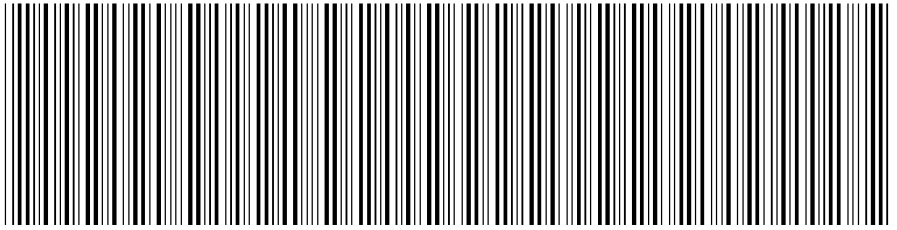


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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 5

Document ID: 2025020600207001

Document Date: 01-10-2025

Preparation Date: 02-06-2025

Document Type: DEED

Document Page Count: 3

PRESENTER:

EMPIRE LAND SERVICES CORP - TP
555 BROADHOLLOW RD SUITE 111
MELVILLE, NY 11747

RETURN TO:

NAHRED REALTY LLC
225-01 MERRICK BLVD
LAURELTON, NY 11413

		PROPERTY DATA	
Borough	Block Lot	Unit	Address
QUEENS	10460 42 Entire Lot		90-22 196TH STREET
Property Type: DWELLING ONLY - 1 FAMILY			

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

AZIMOON RAHIM
90-22 196TH STREET
HOLLIS, NY 11423

GRANTEE/BUYER:

NAHRED REALTY LLC
90-22 196TH STREET
HOLLIS, NY 11423

☒ 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: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 14,235.75

NYS Real Estate Transfer Tax:

\$ 3,996.00

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

CITY OF NEW YORK

Recorded/Filed 02-10-2025 11:36

City Register File No.(CRFN):

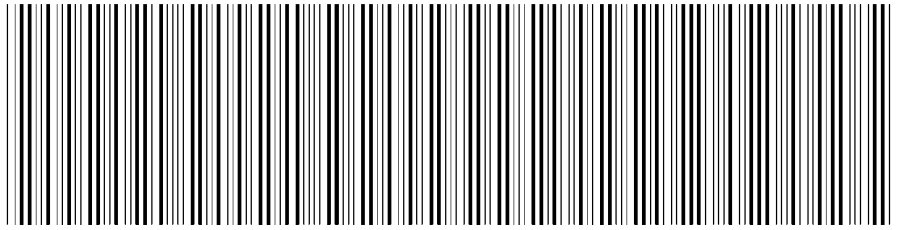
2025000036495



Colette McChia-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025020600207001001C231F

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2025020600207001

Document Date: 01-10-2025

Preparation Date: 02-06-2025

Document Type: DEED

PARTIES

GRANTEE/BUYER:
CITIWIDE HOMES INC
90-22 196TH STREET
HOLLIS, NY 11423

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 10th day of January, in the year 2025
BETWEEN
AZIMOON RAHIM, residing at
90-22 196th Street, Hollis, NY 11423

party of the first part, and
NAHRED REALTY LLC, having an address at 225-01 Merrick Blvd., Laurelton, NY 11413
And CITYWIDE HOMES INC, having an address at 145-46 Rockaway Blvd., Jamaica, NY
11436 CITYWIDE

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Attached Schedule "A"

Premises being known as: 90-22 196th Street, Hollis, NY 11423
Section: 46
Block: 10460
Lot(s): 42
County: Queens

Being and intended to be the same premises as conveyed to the party of the first part by deed
made by Abodanand Tiwari Surujnarain dated 08/15/2014 and recorded 10/07/2014 in the
Office of the City Register of the City of New York, County of Queens in CRFN:
2014000333706.

E-17284

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 covenants that the party of the first part has not done or suffered anything whereby the said
premises have been incumbered 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 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:


AZIMOON RAHIM

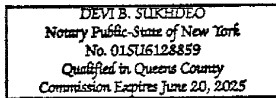
USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau } ss.:

On the 10th day of January in the year 2025
before me, the undersigned, personally appeared
Azimoon Rahim

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]



ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

On the day of in the year
before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County 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.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

..... } ss.:

(Complete Venue with State, Country, Province or Municipality)

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), 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

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE No. E-17284

AZIMOOON RAHIM

TO

NAHRED REALTY LLC and CITIWIDE
HOMES INC



DISTRICT

SECTION 46

BLOCK 10460

LOT 42

COUNTY OR TOWN Queens

RECORDED AT REQUEST OF

Fidelity National Title Insurance Company

RETURN BY MAIL TO

Nahred Realty LLC
225-01 Merrick Blvd.
Laurelton, NY 11413

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Security Title Guarantee Corporation of Baltimore

Title Number: **E-17284**

Page **1**

SCHEDULE A DESCRIPTION

ALL that certain plot, piece, or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City and State of New York, County of Queens, and known and designated as Lots 379, 380 and southerly half of Lot 378 in Block 9 on map entitled, a Map #5 of Hollis, Jamaica, Queens County by John McLaughlin, CE/CS", and filed December 22, 1891 as #762 of said lots and part of lot bounded and described as follows:

BEGINNING at a point on the westerly side of Cherokee Avenue, (now 196th Street) distant 299.76 feet northerly from the corner formed by the intersection of the northerly side of Hempstead and Jamaica Plank Road (n/k/a Jamaica Avenue) and the westerly side of Cherokee Avenue;

RUNNING THENCE northerly along the westerly side of Cherokee Avenue 62.50 feet to the center line of Lot 378;

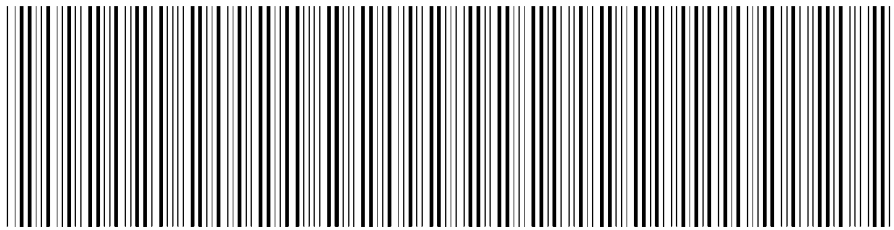
THENCE westerly along the center line of Lot 378 and at right angles to Cherokee Avenue, 111.55 feet to the westerly line of Lot 378;

THENCE southerly along the westerly line of Lots 378, 379 and 380, 62.537 feet to the northerly side line of Lot 381;

THENCE easterly along the northerly line of Lot 381 and right angles to Cherokee Avenue, 109.40 feet to the westerly line of Cherokee Avenue, to the point or place of **BEGINNING**.

FOR INFORMATION ONLY: Said premises known as: 90-22 196th Street, Hollis, NY 11423

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025020600207001001SEF1E

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025020600207001
Document Type: DEED

Document Date: 01-10-2025

Preparation Date: 02-06-2025

ASSOCIATED TAX FORM ID: 2025011000068

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
3
1



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: 10460 LOT: 42
- (2) Property Address: 90-22 196TH STREET, QUEENS, NY 11423
- (3) Owner's Name: NAHRED REALTY LLC
- Additional Name: CITIWIDE HOMES INC

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: _____ Date (mm/dd/yyyy) 1/10/2025

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 90-22 196TH STREET QUEENS 11423
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name NAHRED REALTY LLC
 LAST NAME / COMPANY FIRST NAME

CITIWIDE HOMES INC
 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 FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

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

8. Seller Name RAHIM AZIMOON
 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 9 / 10 / 2025
 Month Day Year

11. Date of Sale / Transfer 1 / 10 / 2025
 Month Day Year

12. Full Sale Price \$ 9 9 9 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 A, 1 16. Total Assessed Value (of all parcels in transfer) 3 9 9 9 1

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

 QUEENS 10460 42

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 filling of false instruments.

BUYER**BUYER'S ATTORNEY**BUYER SIGNATURE
90-22 196TH STREET

DATE

1/10/25

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

HOLLIS

NY

11423

CITY OR TOWN

STATE

ZIP CODE

AREA CODE

TELEPHONE NUMBER

SELLER

SELLER SIGNATURE

DATE

1/10/25/2025

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.

BUYERS

Buyer Signature

Date

Buyer Signature

Date

Buyer Signature

Date

Buyer Signature

Date

Buyer Signature

Date

Buyer Signature

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2025011000068201

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

State of New York
County of Nassau 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

90-22 196TH STREET

Street Address Unit/Apt.

QUEENS
Borough

New York,

10460
Block

42
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).

Name of Grantor (Type or Print)

[Signature]

Signature of Grantor

Name of Grantee (Type or Print)

[Signature]

Signature of Grantee

Sworn to before me

this 10 day of January 2025

[Signature]

DEVI B. SUKHDEO
Notary Public-State of New York
No. 01SU6128859
Qualified in Queens County
Commission Expires June 30, 2025

Sworn to before me

this 10 day of January 2025

[Signature]

DEVI B. SUKHDEO
Notary Public-State of New York
No. 01SU6128859
Qualified in Queens County
Commission Expires June 30, 2025

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.

2025011000068101