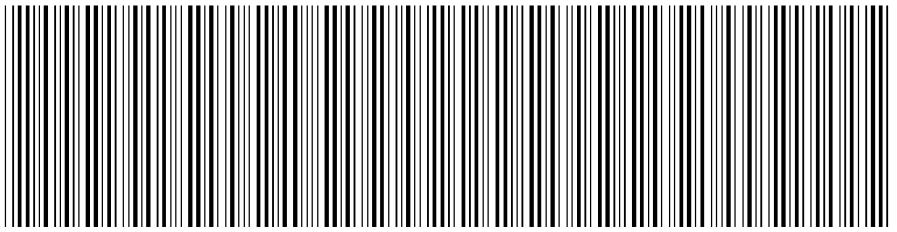


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2019080601174001001EB7B2

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2019080601174001

Document Date: 08-01-2019

Preparation Date: 08-06-2019

Document Type: DEED

Document Page Count: 3

PRESENTER:

FEDERAL STANDARD ABSTRACT, INC. (PICK-UP)
36-36 MAIN STREET
FLUSHING, NY 11354
718-888-7778
RECORDING@FEDERALSTANDARDABSTRACT.COM

RETURN TO:

JOE ZHENGHONG ZHOU AND ASSOCIATES, PLLC
136-20 38TH AVENUE, SUITE 10H
FLUSHING, NY 11354
FSA838-12118Q/MZ

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	5643	1	Entire Lot	50-15 188TH STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

SATVINDER SINGH GHOTRA
50-15 188TH STREET
FLUSHING, NY 11365

GRANTEE/BUYER:

HARRY CHI-SHIA SHAN
50-15 188TH STREET
FLUSHING, NY 11365

☒ 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:

\$ 11,115.00

NYS Real Estate Transfer Tax:

\$ 3,120.00

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

CITY OF NEW YORK

Recorded/Filed 08-13-2019 09:44

City Register File No.(CRFN):

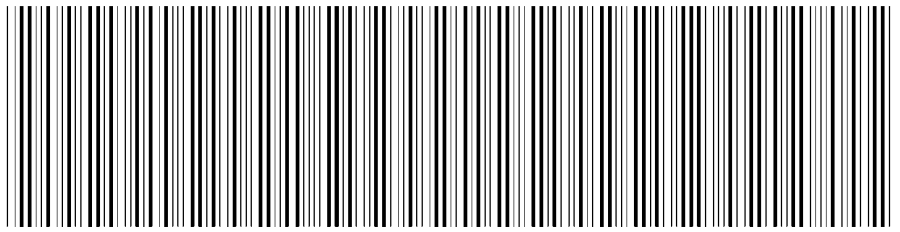
2019000256465



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019080601174001001CB532

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2019080601174001

Document Date: 08-01-2019

Preparation Date: 08-06-2019

Document Type: DEED

PARTIES

GRANTOR/SELLER:

VICTORIA CHANG
50-15 188TH STREET
FLUSHING, NY 11365

PARTIES

GRANTEE/BUYER:

VINCENT CHI-CHEN SHAN

50-15 188TH STREET
FLUSHING, NY 11365

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

THIS INDENTURE, made the 1st day of August, in the year 2019

BETWEEN

SATVINDER SINGH GHOTRA & VICTORIA CHANG
BOTH RESIDING AT 50-15 188TH STREET, FLUSHING, NY 11365

party of the first part, and

HARRY CHI-SHIA SHAN & VINCENT CHI-CHEN SHAN
BOTH RESIDING AT 50-15 188TH STREET, FLUSHING, NY 11365

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 County of Queens, and State of New York, bounded and described as follows:

SEE ATTACHED SCHEDULE A

PREMISES ALSO KNOWN AS 50-15 188TH STREET, FLUSHING, NY 11365

Block: 5643 Lot: 1

*Being to the same premises conveyed to Grantor by deed dated 5-24-19,
recorded 6-04-19 in CRFN 2019000173089*

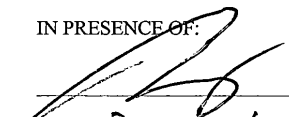
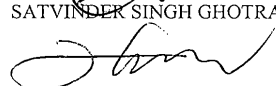
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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 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 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:


Victoria Chang, 202
SATVINDER SINGH GHOTRA

VICTORIA CHANG

FEDERAL STANDARD ABSTRACT, INC.

Title Number: FSA838-12118Q

SCHEDULE A

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 northerly side of 53rd Avenue (80 feet wide) with the easterly side of 188th Street (80 feet wide) as said Street and Avenue are shown on the Final Topographical Map of the Borough of Queens;

RUNNING THENCE easterly along the northerly side of 53rd Avenue, 100 feet;

THENCE northerly parallel with 188th Street, 40 feet;

THENCE westerly at right angles to 188th Street, 100 feet to the easterly side of 188th Street;

THENCE southerly along the easterly side of 188th Street, 40 feet to the corner, at the point or place of BEGINNING.

**For Conveyancing
ONLY**

**For Information
ONLY**

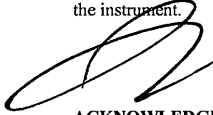
TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of QUEENS
ss:

On the 1 day of August in the year 2019 ,
before me, the undersigned, personally appeared
Satvinder Singh Ghotra & Victoria Chang
, 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.



CARMEN WONG
Notary Public, State of New York
No. 01WO6081707
Qualified in Queens County
Commission Expires October 8, 2022

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:
On the day of in the year ,
before me, the undersigned, a Notary Public in and for said State,
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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

*State of , County of , ss:
*(Or insert District of Columbia, Territory, Possession or Foreign
County)

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 make such appearance before the undersigned in
the

(add the city or political subdivision and the state or country or other
place the acknowledgement was taken).

**Bargain and Sale Deed with
covenant against Grantors Acts**

SECTION

BLOCK 5643

LOT 1

COUNTY OR TOWN QUEENS

STREET ADDRESS 50-15 188TH STREET, FLUSHING, NY 11365

Title No. FSA838-12118Q

SATVINDER SINGH GHOTRA & VICTORIA CHANG

TO

HARRY CHI-SHIA SHAN & VINCENT CHI-CHEN SHAN

DISTRIBUTED BY

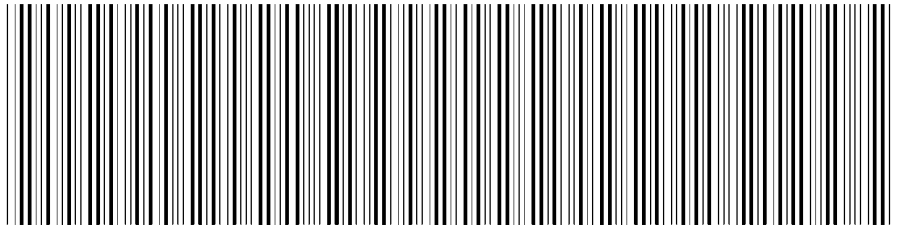
MacGregor Abstract Corporation
516-536-5222 Fax: 516-536-5223
866-820-1700 Fax: 866-820-1900



RETURN BY MAIL TO:

JOE ZHENGHONG ZHOU, ESQ.
136-20 38TH AVENUE, SUITE 10H
FLUSHING NY 11354
TEL: 718-539-7098

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019080601174001001S7933

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019080601174001
Document Type: DEED

Document Date: 08-01-2019

Preparation Date: 08-06-2019

ASSOCIATED TAX FORM ID: 2019073000138

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

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 50-15 | 188TH STREET | QUEENS | 11365
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name SHAN | HARRY CHI-SHIA
LAST NAME / COMPANY FIRST NAME

SHAN | VINCENT CHI-CHEN
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 GHOTRA | SATVINDER SINGH
LAST NAME / COMPANY FIRST NAME

CHANG | VICTORIA
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 6 / 14 / 2019
Month Day Year

11. Date of Sale / Transfer 8 / 1 / 2019
Month Day Year

12. Full Sale Price \$ 7 8 0 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

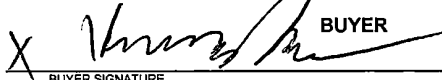
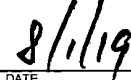
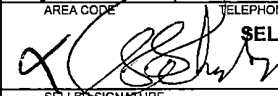
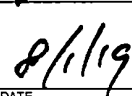
15. Building Class A, 2 16. Total Assessed Value (of all parcels in transfer) 3 4 8 3 6

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

QUEENS 5643 1

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 50-15 188TH STREET		DATE		LAST NAME Zhou		FIRST NAME Joe	
STREET NUMBER 50-15		STREET NAME (AFTER SALE) 188TH STREET		AREA CODE 718		TELEPHONE NUMBER 538-7098	
CITY OR TOWN FLUSHING		STATE NY		ZIP CODE 11365		SELLER	
							
				SELLER SIGNATURE		DATE	

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

 8/1/19
Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

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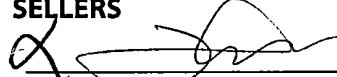
Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

SELLERS

 8/1/19
Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

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Seller Signature Date

Seller Signature Date

Seller Signature Date

2019073000138201

**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

50-15 188TH STREET

Street Address Unit/Apt.

QUEENS
Borough

New York,

5643
Block

1 (the "Premises");
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).

Satvinder Singh Ghotra
Name of Grantor (Type or Print)

X [Signature]
Signature of Grantor

Harry Chi-Shia Shan
Name of Grantee (Type or Print)

X [Signature]
Signature of Grantee

Sworn to before me

this 1st day of August 20 19

[Signature]
CARMEN WONG
Notary Public, State of New York
No. 01WO6081707
Qualified in Queens County
Commission Expires October 8, 2022

Sworn to before me

this 1st day of August 20 19

[Signature]
CARMEN WONG
Notary Public, State of New York
No. 01WO6081707
Qualified in Queens County
Commission Expires October 8, 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.

2019073000138101



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: 5643 LOT: 1
- (2) Property Address: 50-15 188TH STREET, QUEENS, NY 11365
- (3) Owner's Name: SHAN, HARRY CHI-SHIA
Additional Name: SHAN, VINCENT CHI-CHEN

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) 08/01/2019

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