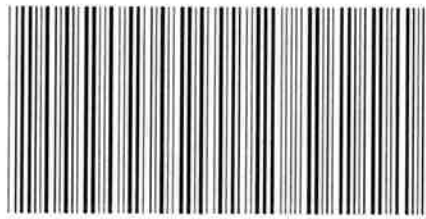


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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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Scan Code ESHS2582276

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2021081300066002

Document Date: 08-03-2021

Preparation Date: 08-13-2021

Document Type: DEED

Document Page Count: 3

PRESENTER:

STANDISH TITLE AGENCY INC.
99-08 METROPOLITAN AVENUE
STA21-14921Q
FOREST HILLS, NY 11375
718-261-5000
INFO@STANDISH-TITLE.COM

RETURN TO:

STANDISH TITLE AGENCY INC.
99-08 METROPOLITAN AVENUE
STA21-14921Q
FOREST HILLS, NY 11375
718-261-5000
INFO@STANDISH-TITLE.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2998	28	Entire Lot	63-20 WOODHAVEN BOULEVARD
Property Type: 1-3 FAMILY WITH STORE / OFFICE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

63-20 REALTY LLC
63-20 WOODHAVEN BOULEVARD
MIDDLE VILLAGE, NY 11375

GRANTEE/BUYER:

LEAH 63 REALTY LLC
6320 WOODHAVEN BLVD
REGO PARK, NY 11374-2829

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:	\$	70,875.00
NYS Real Estate Transfer Tax:		
\$10,800.00 - \$16,875.00 - \$		27,675.00

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

CITY OF NEW YORK

Recorded/Filed 08-17-2021 17:57
City Register File No.(CRFN):
2021000324397



Annette M. Hill

City Register Official Signature

BARGAIN AND SALE DEED

3rd,

THIS INDENTURE made August ~~14~~ 2021, between 63-20 Realty LLC, a New York State limited liability company, having an address at 230 Central Park South, Unit 5D, New York, NY 10019 ("**Grantor**"), and LEAH 63 Realty LLC, with headquarters at 63-20 Woodhaven Boulevard, Rego Park, New York 11374, represented herein by, Oscar Franco, its sole Member ("**Grantee**").

WITNESSETH, that Grantor, in consideration of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby grant and release unto Grantee and the heirs, executors, administrators, legal representatives, successors and assigns of Grantee forever,

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in The City of New York, the County of Queens, and the State of New York, being more particularly described in **Exhibit A** attached hereto and made a part hereof,

TOGETHER with all right, title and interest, if any, of Grantor 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 Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, executors, administrators, legal representatives, successors and assigns of Grantee forever.

Grantor is the owner of said premises. Said premises is not located in an agricultural district.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF Grantor has duly executed this deed on the date first above written.

In the presence of:

63-20 REALTY LLC

By

John V. Avianios, Sole Member

Acknowledgment for 63-20 Realty LLC:

STATE OF NEW YORK, COUNTY OF _____, ss.

On the ^{3rd} day of August 2021, before me, the undersigned, personally appeared John Vlavianos, 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
My commission expires on _____
JAVIER E. DOURAL
Notary Public, State of New York
No. 01DO6029823
Qualified in Queens County
Commission Expires August 30, 2021

EXHIBIT A

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situated, 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 southwesterly side of Woodhaven Boulevard, as laid out 150 feet wide on the Final Topographical Map of the City of New York with the northwesterly side of 63rd Road (Corey Court);

RUNNING THENCE, southwesterly along said side of 63rd Road, 107.48 feet;

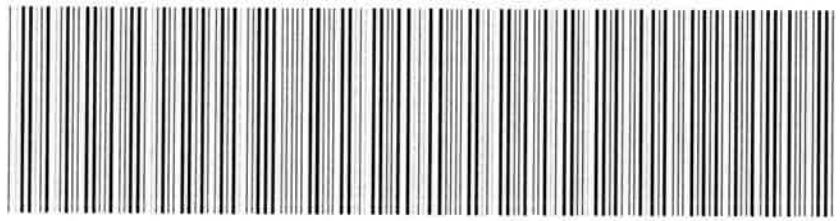
THENCE, northwesterly at right angles to 63rd Road, 20 feet;

THENCE, northeasterly parallel with 63rd Road, and part of the distance through a party wall, 106.87 feet, to the southwesterly side of Woodhaven Boulevard;

THENCE, southeasterly along said side of Woodhaven Boulevard, 20.01 feet, to the corner of the point or place of **BEGINNING**;

Said premises being known as 63-20 Woodhaven Boulevard, Rego Park, New York 11374.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021081300066002001S4BD5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2021081300066002

Document Date: 08-03-2021

Preparation Date: 08-13-2021

Document Type: DEED

ASSOCIATED TAX FORM ID: 2021080300546

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

SMOKE DETECTOR AFFIDAVIT

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 63-20 WOODHAVEN BOULEVARD QUEENS 11374
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name LEAH 63 REALTY 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 20 X 107 OR
 FRONT FEET DEPTH ACRES

Check the boxes below as they apply:

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

8. Seller Name 63-20 REALTY LLC
 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 6 / 11 / 2021
 Month Day Year

11. Date of Sale / Transfer 8 / 3 / 2021
 Month Day Year

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

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

QUEENS 2998 28

202108030054620105

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		DATE		BUYER'S ATTORNEY	
63-20 WOODHAVEN BOULEVARD				8/3/2021			
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
MIDDLE VILLAGE						SELLER	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
		NY		11374		DATE 8/3/21	

2021080300546201

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

State of New York }
County of M } 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
63-20 WOODHAVEN BOULEVARD

Street Address Unit/Apt.

QUEENS
Borough

New York,

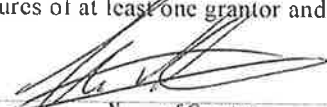
2998
Block

28
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).

X 
Name of Grantor (Type or Print)

63-20 Realty LLC

Signature of Grantor

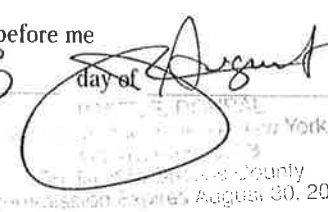
Leah 63 Realty LLC

Name of Grantee (Type or Print)

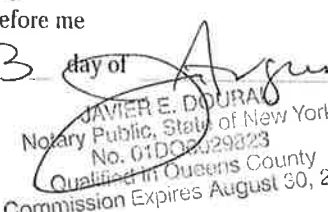


Signature of Grantee

Sworn to before me
this 3 day of August 20 21


Notary Public, State of New York
No. 01D0229823
Qualified in Queens County
Commission Expires August 30, 2021

Sworn to before me
this 3 day of August 20 21


Notary Public, State of New York
No. 01D0229823
Qualified in Queens County
Commission Expires August 30, 2021

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.

2021080300546101



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: 2998 LOT: 28
- (2) Property Address: 63-20 WOODHAVEN BOULEVARD, QUEENS, NY 11374
- (3) Owner's Name: LEAH 63 REALTY LLC
- Additional Name:

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:

8/3/2021

Date (mm/dd/yyyy)

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