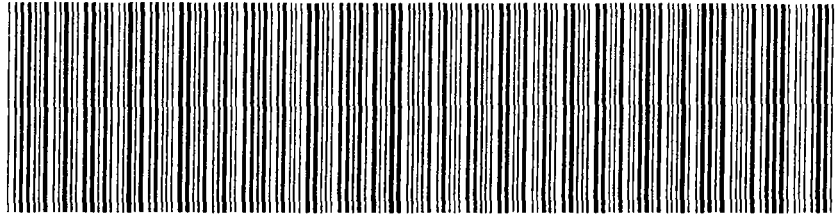


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2019020800539002002EBEDC

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2019020800539002

Document Date: 02-05-2019

Preparation Date: 02-11-2019

Document Type: DEED

Document Page Count: 4

PRESENTER:

ADVANTAGE TITLE AGENCY (18CQ54190)
201 OLD COUNTRY ROAD, SUITE 200
MELVILLE, NY 11747
631-424-6100
RECORDINGS@ADVANTAGEGROUPNY.COM

RETURN TO:

ADVANTAGE TITLE AGENCY (18CQ54190)
201 OLD COUNTRY ROAD, SUITE 200
MELVILLE, NY 11747
631-424-6100
RECORDINGS@ADVANTAGEGROUPNY.COM



Borough	Block	Lot	Unit	Address
QUEENS	11083	30	Entire Lot	212-20 JAMAICA AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	11083	30	Entire Lot	212-22 JAMAICA AVENUE

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
JAMAICA LAND CORP.
14 ANTRIM COURT
COMMACK, NY 11725

GRANTEE/BUYER:
CRISDEL ENT, LLC
C/O: ROSENBERG, FORTUNA & LAITMAN, LLP, 666
OLD COUNTRY ROAD, SUITE 810
GARDEN CITY, NY 11530

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 250.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 29,793.75
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 4,540.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 57.00		
Affidavit Fee:	\$ 0.00		



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

CITY OF NEW YORK

Recorded/Filed 02-12-2019 10:24

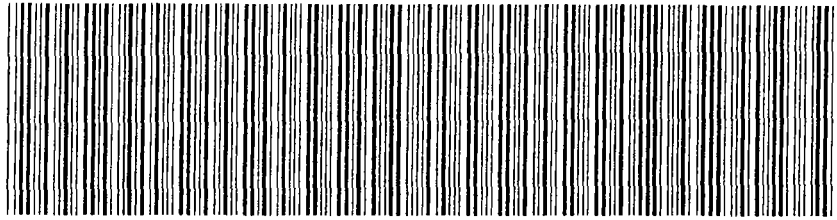
City Register File No.(CRFN):

2019000048156

Grantha McMillan

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019020800539002002CBC5C

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2019020800539002

Document Date: 02-05-2019

Preparation Date: 02-11-2019

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	11083 30 Entire Lot		212-24 JAMAICA AVENUE
Property Type: COMMERCIAL REAL ESTATE			

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

THIS INDENTURE, made the 5 day of February , 2019

BETWEEN

Jamaica Land Corp. with offices at 14 Antrim Court Commack, NY 11725

party of the first part, and

Crisdel Ent., LLC with offices at Rosenberg Fortuna & Laitman, LLP 666 Old Country Road - Suite 810 Garden City, New York 11530

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars 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 Schedule A attached.

This sale was approved by a vote of shareholders holding two – thirds of the outstanding shares of the stock of the corporation by written consent of the shareholders.

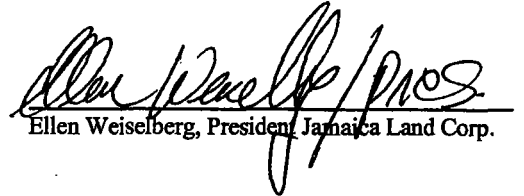
"Being the same premises described in the deed to the parties of the first part herein from Helen H. Bianca, as tenant by the entirety, dated May 19, 1972 and recorded on May 24, 1972 in Reel 573 Page 1367. Said premises are known and designated as Block 11083 Lot 30."

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, 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:


Ellen Weiselberg, President Jamaica Land Corp.

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Suffolk

, ss:

On the 5 day of February in the year 2019, before me, the undersigned, personally appeared

Ellen Weiselberg

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 and office of individual taking proof)

JOSEPH GIACALONE
NOTARY PUBLIC-STATE OF NEW YORK

No. 01-G16105913

Qualified in Nassau County

Commission Expires February 23, 2020

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.

(signature and office of individual taking proof)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) 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, 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)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED, WITHOUT
COVENANT AGAINST GRANTOR'S ACTS**

TITLE NO.: 18-CQ-54190

Jamaica Land Corp.
TO
Crisdel Enterprises LLC

DISTRICT:

SECTION:

BLOCK: 11083

LOT: 30

PREMISES: 212-20, 22, 24 Jamaica Ave Queens Village, NY 11428

COUNTY: Queens

RECORD AND RETURN TO:



201 Old Country Road, Suite 200, Melville, NY 11747
631.424.6100 • 800.285.1551 • Fax: 631.424.6049
245 Park Avenue, New York, NY 10167 • 212.672.1960

www.advantagetitle.com

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JOHN A. FORTUNA ESQ
ROSENBERG FORTUNA & LAITMAN
666 OLD COUNTRY ROAD
SUITE 810
GARDEN CITY NY 11530