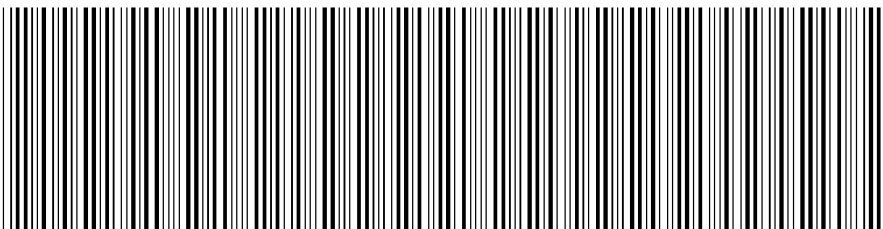


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2016060800725001001EB105

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2016060800725001**

Document Date: 05-12-2016

Preparation Date: 06-09-2016

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

TITLEVEST AGENCY  
44 WALL STREET, R-NY-528930  
10TH FLOOR  
NEW YORK, NY 10005  
212-757-5800  
RECORDINGS@TITLEVEST.COM

**RETURN TO:**

TITLEVEST AGENCY  
44 WALL STREET, R-NY-528930  
10TH FLOOR  
NEW YORK, NY 10005  
212-757-5800  
RECORDINGS@TITLEVEST.COM

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1222	Entire Lot	59CDM 721 5 AVENUE
<b>Property Type: SINGLE RESIDENTIAL CONDO UNIT</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

CENTRAL PARK 59D, LLC  
250 WEST 57TH STREET, 2401  
NEW YORK, NY 10107

**GRANTEE/BUYER:**

CENTRAL PARK REALTY HOLDING CORP.  
250 WEST 57TH STREET, SUITE 2401  
NEW YORK, NY 10107

**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:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

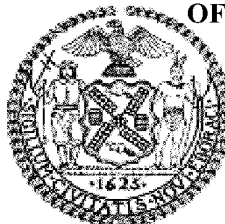
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 06-17-2016 16:11

City Register File No.(CRFN):

2016000205636



*Annette McMill*

City Register Official Signature

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

THIS INDENTURE, made the 12 day of May, 2016

**BETWEEN**

Central Park 59D, LLC, having an address at 250 West 57<sup>th</sup> Street, New York, NY 10019

party of the first part, and

Central Park Realty Holding Corp., having an address at 250 West 57<sup>th</sup> Street, New York, NY

party of the second part.

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100 (\$10.00) 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 City of New York, County of New York and State of New York.

See attached Schedule "A".

Said premises being known as

Block 1292  
Lot 1222

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed from Central Park 59D LLC, who acquired title by deed made by Central Park Realty Holding Corp., dated May 15, 2006 and recorded May 25, 2006 as CRFN 2006000292276 in the Office of the Register of New York County.

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.

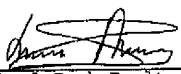
AND the party of the first part covenant that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

Witness

  
Central Park Realty Holding Corp.  
By: Lorenza Azcarraga, L., as Member

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

STATE OF NEW YORK, COUNTY OF NEW YORK SS :

STATE OF NEW YORK, COUNTY OF

SS :

On this 12 day of May 2016 before me, the undersigned, personally appeared Lorena Aguilera 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 .

On this \_\_\_\_\_ day of \_\_\_\_\_ 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 .

EDEEL KHOKHAR  
Notary Public, State of New York  
No. 01KH6262771  
Qualified in Kings County  
Commission Expires May 29, 2016



**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 \_\_\_\_\_ in \_\_\_\_\_  
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED  
WITH COVENANTS AGAINST GRANTOR'S ACTS**

TITLE NO. \_\_\_\_\_

Central Park 59D, LLC  
TO  
Central Park Realty  
Holding Corp.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

SECTION

BLOCK 1292

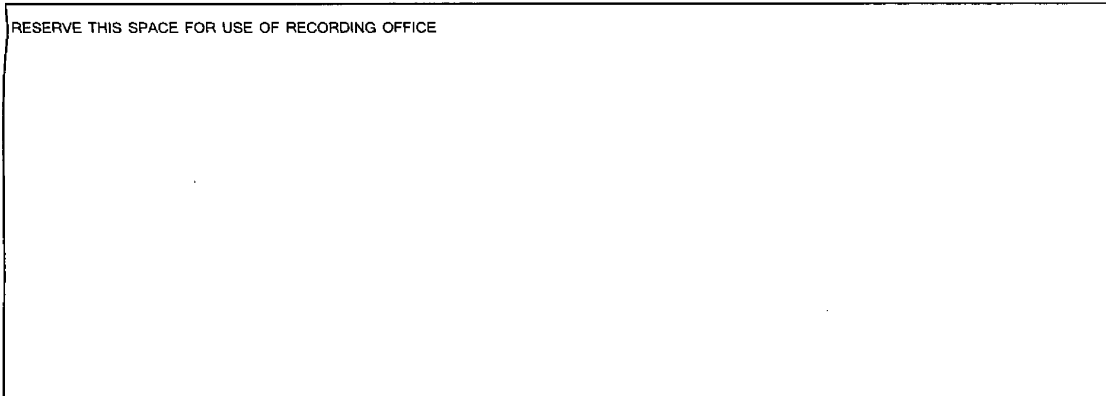
LOT 1222

COUNTY OR TOWN : New York

Recorded at Request of :

Return by Mail to:  
Matthew Melnick, Esq.  
281 Madison Avenue, Suite 801  
New York, NY 10016

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



**SCHEDULE A**

**DESCRIPTION OF THE LAND**

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of East 56<sup>th</sup> Street with the Easterly side of Fifth Avenue; running

THENCE Easterly along the Northerly side of East 56<sup>th</sup> Street, 175 feet;

THENCE Northerly and parallel with the Easterly side of Fifth Avenue and part of the distance through a party wall, 100 feet 5 inches, to the center line of the block;

THENCE Westerly along the center line of the block, 50 feet;

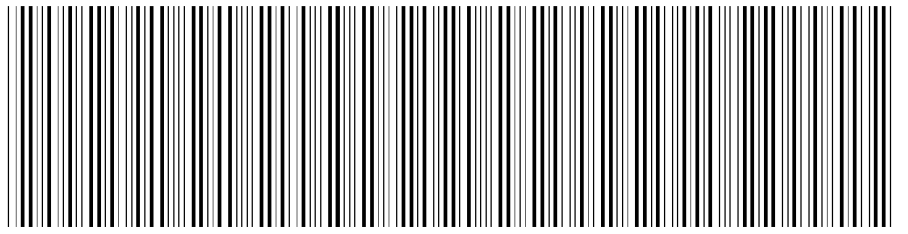
THENCE Northerly and parallel with the Easterly side of Fifth Avenue, 15 feet;

THENCE Westerly and parallel with the Northerly side of East 56<sup>th</sup> Street, 125 feet to the Easterly side of Fifth Avenue; and

THENCE Southerly along the Easterly side of Fifth Avenue, 115 feet 5 inches, to the point or place of BEGINNING.

Said premises being known as 721-725 Fifth Avenue.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2016060800725001001S7F84

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2016060800725001**  
Document Type: DEED

Document Date: 05-12-2016

Preparation Date: 06-09-2016

**ASSOCIATED TAX FORM ID:** 2016050400298

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

2  
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       
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name    
 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  # 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    
 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  /  /   
 Month Day Year

11. Date of Sale / Transfer  /  /   
 Month Day Year

12. Full Sale Price \$            
 ( 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  16. Total Assessed Value (of all parcels in transfer)

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

**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.

<b>BUYER</b>		<b>BUYER'S ATTORNEY</b>	
BUYER SIGNATURE <i>Lorenza Azzaraga</i>	DATE 5/12/2016	LAST NAME	FIRST NAME
250 WEST 57TH STREET SUITE 2401			
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
	NEW YORK		
CITY OR TOWN	STATE NY	ZIP CODE 10107	
		<b>SELLER</b> <i>Lorenza Azzaraga</i>	DATE 5/12/2016
		SELLER SIGNATURE	DATE

Lorenza Azzaraga, member

Lorenza Azzaraga, member

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

State of New York )  
 ) SS.:  
County of )

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

721 5 AVENUE , 59CDM  
Street Address Unit/Apt.  
MANHATTAN New York, 1292 1222 (the "Premises");  
Borough Block 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).

Lorenza Azcarraga R., member  
Name of Grantor (Type or Print)  
[Signature]  
Signature of Grantor

Lorenza Azcarraga R., member  
Name of Grantee (Type or Print)  
[Signature]  
Signature of Grantee

Sworn to before me  
this 12 date of May 2016

Sworn to before me  
this 12 date of May 2016

**EDEEL KHOKHAR**  
Notary Public, State of New York  
No. 01KH6262771  
Qualified in Kings County  
Commission Expires May 29, 2016

**EDEEL KHOKHAR**  
Notary Public, State of New York  
No. 01KH6262771  
Qualified in Kings County  
Commission Expires May 29, 2016

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.**