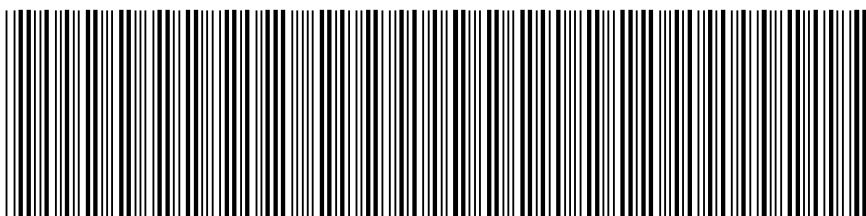


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2007072301120005003EE809

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2007072301120005

Document Date: 07-13-2007

Preparation Date: 07-23-2007

Document Type: DEED

Document Page Count: 8

PRESENTER:

***** PICK UP BARRETTA RSR *****
COMMONWEALTH LAND TITLE INS.
1399 FRANKLIN AVENUE
GARDEN CITY, NY 11530
516-742-7474
GC07301012

RETURN TO:

LAWRENCE ABELMAN, ESQ.
C/O ABELMAN, FRAYNE & SCHWAB, ESQS.
666 THIRD AVENUE
NEW YORK, NY 10017-5612

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1014	Entire Lot	31E 721 5 AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1015	Entire Lot	31F 721 5 AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

JUAN BECKMANN VIDAL
725 FIFTH AVENUE, UNITS E & F
NEW YORK, NY 10022

GRANTEE/BUYER:

KD CONDO LLC
C/O ABELMAN, FRAYNE & SCHWAB, 66 THIRD AVENUE, 10TH FLOOR
NEW YORK, NY 10017

x Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage			Filing Fee:	\$	165.00
Mortgage Amount:	\$	0.00			
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	0.00
Exemption:					
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	\$	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:	\$	80.00			
Affidavit Fee:	\$	0.00			

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

Recorded/Filed 07-31-2007 09:54
City Register File No.(CRFN):

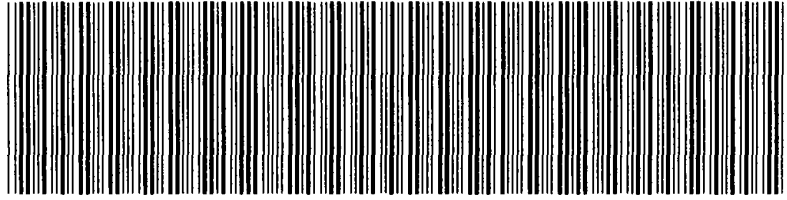
2007000391506



Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007072301120005003CEA89

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 10

Document ID: 2007072301120005

Document Date: 07-13-2007

Preparation Date: 07-23-2007

Document Type: DEED

PARTIES

GRANTOR/SELLER:

MA DE JESUS DORA LEGORETTA DE BECKMANN
725 FIFTH AVENUE, UNITS E & F
NEW YORK, NY 10022

RESIDENTIAL UNIT DEED

THIS INDENTURE, made the 13th day of July, 2007, between **Juan Beckmann Vidal and Ma de Jesus Dora Legoretta de Beckmann**, his wife ("Grantor") to each an undivided one-half interest, and both residing at Units No. 31E and F in the premises known as Trump Tower Condominium, 721-725 Fifth Avenue, Borough of Manhattan, City, County and State of New York and KD Condo LLC ("Grantee") located at said Units.

WITNESSETH:

That the Grantor, in consideration of Ten Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

The Residential Units (the "Units") known as Unit No. 31-E and Unit 31-F in the premises known as Trump Tower Condominium and by the street numbers 721-725 Fifth Avenue, Borough of Manhattan, City, County and State of New York, said Units being designated and described as Units No. 31-E and Unit No. 31-F in the declaration ("Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "New York Condominium Act") dated February 24, 1983, and recorded in the New York County Office of the Register of the City of New York (the "City Register's Office") on March 23, 1983 in Reel 674, page 848, and also designated as Tax Lot 1014 in Block 1292 of Section 5 and Tax Lot 1015 in Block 1292 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of said building, certified by Swanke Hayden Connell & Partners, Architects, on February 2, 1983 and filed in the City Register's Office on March 23, 1983, as Condominium Plan No. 86. The premises within which the Units are located are more particularly described in Schedule A attached hereto and made a part hereof. All capitalized terms herein which are not separately defined herein shall have the meanings given to those terms in the Declaration or in the By-Laws of Trump Tower Condominium. (Said By-Laws, as the same may be amended from time to time, are hereinafter referred to as the "By-Laws").

Together with respect to tax lot 1014 with an undivided .1970970% interest in the Common Elements; and together with respect to tax lot 1015 with an undivided .1874510% interest in the common elements.

Together with the appurtenances and all the estate and rights of the Grantor in and to the Units;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws, all of which shall constitute covenants running with the Land and shall bind any person having and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions and other matters of record as pertain to the Unit and/or to the Property as more particularly described in Schedule B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the New York Condominium Act, or if any provision which is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the New York Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the New York Condominium Act, the applicable provisions of Article 18 of the Declaration shall control.

Except as otherwise specifically permitted by the Residential Board or provided in the Declaration or the By-Laws, the Unit is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit as been encumbered in any way whatever, except as aforesaid.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund 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 same for any other purposes.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

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 56th Street with the Easterly side of Fifth Avenue; running

THENCE Easterly along the Northerly side of East 56th 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 56th 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.

SCHEDULE B

PERMITTED ENCUMBRANCES

1. Zoning and other regulations, resolutions and ordinances and any amendments thereto now or hereafter adopted.
2. State of facts shown in the survey of the Land and the foundation of the Building made by Earl B. Lowell-S.P. Belcher, Inc. on March 16, 1981 and any additional state of facts which a subsequent survey or personal inspection thereof would show, provided such facts would not prevent the use of the Unit for dwelling purposes.
3. Any state of facts which an accurate survey of the Unit would show, provided such state of facts would not prevent the use of the Unit for dwelling purposes.
4. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations, all set forth in the Declaration, the By-Laws and the Rules and Regulations, the Power of Attorney from the Grantee to the Residential Board and the Floor Plans.
5. Consents by the Grantor or any former owner of the Land for the erection of any structure or structures on, under or above any street or streets on which the Land may abut.
6. Any easement or right of use in favor of any utility company for construction, use, maintenance or repair of utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles and other equipment and facilities on, under and across the Land and Building.
7. Revocability of licenses for vault space, if any, under the sidewalks and streets.
8. Encroachments of stoops, areas, cellar steps or doors, trim, copings, retaining walls, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings, and similar projections, if any, on, over, or under the Property or the streets or sidewalks abutting the Property and the rights of governmental authorities to require the removal of any such projections and variations between records lines of the Property and retaining walls and the like, if any.
9. Leases and service, maintenance and license agreements, if any, of other Units or portions of the Common Elements.

10. The lien of any unpaid Common Charge, real estate tax, water charge or sewer rent, provided the same are adjusted at the closing of title.

11. The lien of any unpaid assessment payable in installments (other than assessments levied by the Residential Board), except that the Grantor shall pay all such assessments due prior to the Closing Date and the Grantee shall pay all assessments due from and after such date.

12. Covenants and restrictions recorded in City Register's Office in Liber 1195, Cp. 361; Liber 32, Cp. 360, Section 5; Liber 230, Cp. 322; Liber 2237, Cp. 44; Liber 2254, Cp. 5; and Liber 58, Cp. 205, Section 5; provided that the Title Guarantee Company ("Title Guarantee") (or such other title insurance company which insures the Grantee's title to the Unit) would be willing, in a fee policy issued by it to the Grantee, to insure the Grantee that there is no condition or provision for forfeiture or reversion of title to the land, the Building or the Unit.

13. Easement Agreement recorded in the City Register's Office in Reel 524 P. 1274.

14. Declaration of Restrictions recorded in the City Register's Office in Reel 529 P. 151 and Waiver of Declaration of Zoning Lot Restrictions recorded in the City Register's Office in Reel 529 P. 161.

15. Declaration of Zoning Lot Restrictions recorded in the City Register's Office in Reel 529 P. 173 and Waiver of Declaration of Zoning Lot Restrictions recorded in the City Register's Office in Reel 529 P. 188.

16. Zoning lot Description and Ownership Statement recorded in the City Register's Office in Reel 529 P. 188.

17. Obligation to maintain roof terrace on building located 4-6 East 57th Street, New York, New York, in accordance with lease made by Leonard S. Kandell and Florence Kandell, as landlord to Trump Enterprises, Inc., as tenant, dated May 1, 1979, recorded in City Register's Office in Reel 489 P. 1043, as such lease has been assigned and modified by:

(i) Assignment of Lease from Trump Enterprises Inc. to Donald J. Trump, dated May 1, 1979, recorded in the City Register's Office in Reel 489 P. 1110.


(ii) Assignment and Assumption Agreement of Lease from Donald J. Trump to The Trump-Equitable Fifth Avenue Company, dated January 30, 1980, recorded in the City Register's office in Reel 512 P. 1014.

- (iii) Modification of Lease between Leonard S. Kandell, Florence Kandell, and The Trump-Equitable Fifth Avenue Company, dated April 21, 1980, recorded in City Register's Office in Reel 524 P. 1286.
 - (iv) Modification of Lease between Leonard S. Kandell, Florence Kandell and The Trump-Equitable Fifth Avenue Company, dated June 25, 1980, recorded in City Register's Office in Reel 529 P. 165.
18. Any other declaration or other instrument affecting the Property which the Grantor deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, of any other public authority, applicable to the demolition, construction, alteration, repair or restoration of the Building.
19. Standard exceptions contained in the form of title insurance policy then issued by Title Guarantee (or such other title insurance company insuring the Grantee's title to the Unit.)
20. Any encumbrance as to which Title Guarantee (or such other title insurance company which insures the Grantee's title to the unit) would be willing, in a fee policy issued by it to the Grantee, to insure the Grantee that such encumbrance (a) will not be collected out of the Unit if it is a lien or (b) will not be enforced against the Unit if it is not a lien.
21. Any other encumbrance against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of the Unit for dwelling purposes.
22. Any lease covering the Unit made from the Grantor to the Grantee.

The Units are intended for residential use pursuant to Real Property Law Section 339-0.

IN WITNESS WHEREOF, the Grantor has duly executed this Indenture as of the day and year first above written.

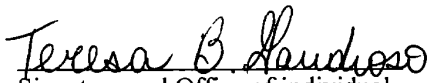
JUAN BECKMANN VIDAL
MA DE JESUS DORA LEGORETTA DE BECKMANN

BY: 
LAWRENCE E. ABELMAN
Attorney-in-Fact

**UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT
(Within New York State)**

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

On the 13th day of July in the year 2007 before me, the undersigned, personally appeared LAWRENCE E. ABELMAN 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.


Signature and Office of individual
Taking acknowledgment

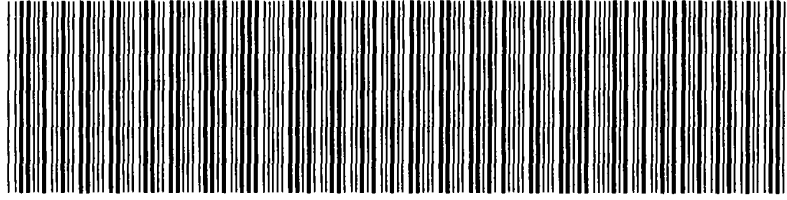
TERESA B. GAUDIOSO
Notary Public, State of New York
No. 31-4985484
Qualified in New York County
Commission Expires Sept. 29, 2009

RECORD AND RETURN

Lawrence E. Abelman, Esq.
Abelman, Frayne & Schwab
666 Third Avenue
New York, New York 10017-5612

Block: 1292
Lot: 1014 & 1015
Address: 721-725 Fifth Avenue
New York, New York
Units 31E & 31F
County: New York

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007072301120005003S2688

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2007072301120005

Document Date: 07-13-2007

Preparation Date: 07-23-2007

Document Type: DEED

ASSOCIATED TAX FORM ID: 2007072300367

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	1
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
 (Rev 11/2002)

PROPERTY INFORMATION

1. Property Location: 725 FIFTH AVENUE 31E & 31 F MANHATTAN 10022
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: KD CONDO LLC
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: 2 # of Parcels OR Part of a Parcel

5. Deed Property Size: FRONT FEET X DEPTH OR ACRES

8. Seller Name: BECKMANN VIDAL BECKMANN MA DE JESUS DORA LEGORETTA DE
LAST NAME / COMPANY FIRST NAME LAST NAME / COMPANY FIRST NAME

- 4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

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: 7 / 13 / 2007
Month Day Year

11. Date of Sale / Transfer: 7 / 13 / 2007
Month Day Year

12. Full Sale Price: 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: R4 16. Total Assessed Value (of all parcels in transfer): 1 7 7 4 7 4
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 MANHATTAN 1292 1014 MANHATTAN 1292 1015

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 I 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: KD CONDO LLC
 Signature: [Handwritten Signature] DATE: July 13, 2007
 OPERATING MANAGER
 656 Third Avenue - 10th Floor
STREET NUMBER STREET NAME (AFTER SALE)
 New York NY 10017
CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY: Abelman, Frayne & Schwab
 Signature: [Handwritten Signature] DATE: July 13, 2007
 ATTORNEY-IN-FACT
 212 949-9022
AREA CODE TELEPHONE NUMBER
 SELLER: JUAN BECKMANN BECKMANN VIDAL
 Signature: [Handwritten Signature] DATE: July 13, 2007
SELLER SIGNATURE DATE

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
 (Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 721 5 AVENUE 31E MANHATTAN 10022
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name KD CONDO LLC
 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 2 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name BECKMANN VIDAL JUAN
 LAST NAME / COMPANY FIRST NAME

BECKMANN MA DE JESUS DORA LEGORETTA DE
 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 7 / 13 / 2007
 Month Day Year

11. Date of Sale / Transfer 7 / 13 / 2007
 Month Day Year

12. Full Sale Price \$ 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 R, 4 16. Total Assessed Value (of all parcels in transfer) 1 7 7 4 7 4

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 MANHATTAN 1292 1014 MANHATTAN 1292 1015

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 I 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 SIGNATURE DATE

STREET NUMBER STREET NAME (AFTER SALE)

CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY

LAST NAME FIRST NAME

212 949-9022
 AREA CODE TELEPHONE NUMBER

SELLER

SELLER SIGNATURE DATE

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

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

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

725 FIFTH AVENUE 31E
Street Address Unit/Apt.
MANHATTAN 1292 1014
Borough New York, Block 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).

Lawrence E. Abelman

Lawrence E. Abelman

Name of Grantor (Type or Print)
Lawrence E. Abelman
Signature of Grantor
Power of Attorney

Name of Grantee (Type or Print)
Lawrence E. Abelman
Signature of Grantee

Sworn to before me
13th July 2007
TERESA B. GAUDIOSO
Notary Public, State of New York
No. 31-4985494
Qualified in New York County
Commission Expires Sept. 29, 2009

Sworn to before me
this *13th* date of July 2007
Teresa B. Gaudio
TERESA B. GAUDIOSO
Notary Public, State of New York
No. 31-4985494
Qualified in New York County
Commission Expires Sept. 29, 2009

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.

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

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

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

725 FIFTH AVENUE 31F
Street Address Unit/Apt.
MANHATTAN New York, 1292 1015
Borough Block 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).

By: JUAN BECKMANN VDA L
Lawrence E. Abelman
Name of Grantor (Type or Print)
Lawrence E. Abelman
Signature of Grantor
Member of Attorney

KD CONDO LLC
By: Lawrence E. Abelman
Name of Grantee (Type or Print)
Lawrence E. Abelman
Signature of Grantee

Sworn to before me
this 13th date of July 2007

Sworn to before me
this 13th date of July 2007

Teresa B. Gaudioso
TERESA B. GAUDIOSO
Notary Public, State of New York
No. 31-4985494
Qualified in New York County
Commission Expires Sept. 29, 2009

Teresa B. Gaudioso
TERESA B. GAUDIOSO
Notary Public, State of New York
No. 31-4985494
Qualified in New York County
Commission Expires Sept. 29, 2009

The undersigned depose and say 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.



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 is located in the Borough of **MANHATTAN**
 Block: **1292** Lot: **1014**
- (2) Account Number (if applicable):
 Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
 Street **725 FIFTH AVENUE** City **NY** State **NY** Zip **10022**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
 (please provide information on owner ONLY; do NOT give information on property manager or tenant):
 Owner's Name Business: **KD CONDO LLC**
 or Individual:
 (Last Name) (First Name) (MI)
 Street **725 FIFTH AVENUE UNIT 31E** City **NEW YORK** State **NY** Zip **10022**
 Home Phone(Numbers only): Business Phone(Numbers only):

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.
- B. 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, or the property being placed in a lien sale by the City.
- C. Original bills for water and/or sewer service will be mailed to the owner, at the owner's address specified on this form. DEP will provide a duplicate copy of bills to one other party (such as a managing agent) if so requested below, provided, however, that any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her/its liability to pay all outstanding water and sewer charges.

- (5) If you would like a duplicate copy of bills sent to another party, please check here and fill out the following information:

Name of Party to Receive Duplicate Copies of Bills:

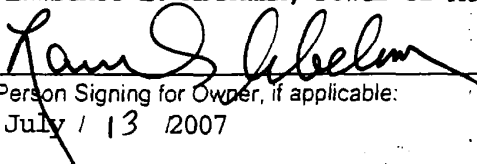
- (6) Mailing Address: Street City State Zip

- (7) Relationship to Owner (check one): Managing Agent Mortgagee
 Tenant Other (please explain):

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, C 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.

- (8) E-mail:
 (9) Name of Owner: **Lawrence E. Abelman, Power of Attorney**

- (10) Signature: 
 Name and Title of Person Signing for Owner, if applicable:
 Date(mm/dd/yyyy): **July 13 2007**



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 is located in the Borough of **MANHATTAN**
 Block: **1292** Lot: **1014**
- (2) Account Number (if applicable):
 Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
 Street **721 5 AVENUE Unit 31E** City **NY** State **NY** Zip **10022**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
 (please provide information on owner ONLY; do NOT give information on property manager or tenant):
 Owner's Name Business: **KD CONDO LLC**
 or Individual:
 (Last Name) (First Name) (MI)
 Street **C/O ABELMAN, FRAYNE & SCHWAB 66 THIRD AVENUE, 10TH FLOOR** City **NEW YORK** State **NY** Zip **10017**
 Home Phone(Numbers only): Business Phone(Numbers only):

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.
- B. 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, or the property being placed in a lien sale by the City.
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- (5) If you would like a duplicate copy of bills sent to another party, please check here and fill out the following information:
 Name of Party to Receive Duplicate Copies of Bills:
- (6) Mailing Address: Street City State Zip
- (7) Relationship to Owner (check one): Managing Agent Mortgagee
 Tenant Other (please explain):

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, C 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.

- (8) E-mail:
- (9) Name of Owner:
- (10) Signature: _____
 Name and Title of Person Signing for Owner, if applicable:
 Date(mm/dd/yyyy): / /



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 is located in the Borough of **MANHATTAN**
 Block: **1292** Lot: **1015**
- (2) Account Number (if applicable):
 Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
 Street **725 FIFTH AVENUE** City **NY** State **NY** Zip **10022**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
 (please provide information on owner ONLY; do NOT give information on property manager or tenant):
 Owner's Name Business: **KD CONDO LLC**
 or Individual:
 (Last Name) (First Name) (MI)
 Street **725 FIFTH AVENUE UNIT 31F** City **NEW YORK** State **NY** Zip **10022**
 Home Phone(Numbers only): Business Phone(Numbers only):

Customer Billing Information:

PLEASE NOTE:

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- (5) If you would like a duplicate copy of bills sent to another party, please check here and fill out the following information:

Name of Party to Receive Duplicate Copies of Bills:

- (6) Mailing Address: Street City State Zip

- (7) Relationship to Owner (check one): Managing Agent Mortgagee
 Tenant Other (please explain):

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, C 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.

- (8) E-mail:
- (9) Name of Owner: **Lawrence E. Abelman, Power of Attorney**

- (10) Signature: *Lawrence E. Abelman*
 Name and Title of Person Signing for Owner, if applicable:
 Date(mm/dd/yyyy): **July 13 2007**



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 is located in the Borough of **MANHATTAN**
 Block: **1292** Lot: **1015**
- (2) Account Number (if applicable):
 Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
 Street **721 5 AVENUE 31F** City **NY** State **NY** Zip **10022**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
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 Owner's Name Business: **KD CONDO LLC**
 or Individual:
 (Last Name) (First Name) (MI)
 Street **C/O ABELMAN, FRAYNE & SCHWAB 66 THIRD AVENUE, 10TH FLOOR** City **NEW YORK** State **NY** Zip **10017**
 Home Phone(Numbers only): Business Phone(Numbers only):

Customer Billing Information:

PLEASE NOTE:

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(8) E-mail:

(9) Name of Owner:

(10) Signature: _____

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

Date(mm/dd/yyyy): / /