

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

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2013112500884007001EA187

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2013112500884007**

Document Date: 11-20-2013

Preparation Date: 11-25-2013

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

SKYLINE TRG TITLE AGENCY  
275 MADISON AVENUE  
SUITE 1700  
NEW YORK, NY 10016  
212-324-4100  
CBRANCA@SKYLINETRG.COM SKY-5543-NY

**RETURN TO:**

BRUCE M. COHEN ESQ  
COHEN & FRANKEL LLP  
11 EAST 44TH STREET SUITE 1800  
NEW YORK, NY 10017

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1234	Entire Lot	61A/B 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:**

TT FIFTH HOLDINGS LLC  
C/O S FAREED , 528 E 87TH STREET  
NEW YORK , NY 10128

**GRANTEE/BUYER:**

ALEJANDRO RAMIREZ MAGANA  
C/O BRUCE M. COHEM ESQ , COHEN & FRANKEL  
LLP 11 E 44TH STREET SUITE 1800  
NEW YORK , NY 10017

**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:**

\$ 135,375.00

**NYS Real Estate Transfer Tax:**

\$38,000.00 + \$95,000.00 = \$ 133,000.00

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

**CITY OF NEW YORK**

Recorded/Filed 12-04-2013 13:20

City Register File No.(CRFN):

2013000499029



*Annette Mc Hill*

*City Register Official Signature*

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

THIS INDENTURE, made the <sup>20</sup>~~15~~th day of November, 2013

BETWEEN TT Fifth Holdings LLC, c/o S. Fareed, 528 E. 87th Street, New York, NY 10128

party of the first part, and Alejandro Ramirez Magana, c/o Bruce M. Cohen, Esq., Cohen & Frankel, LLP, 11 E. 44th Street, Suiet 1800, New York, NY 10017

party of the second part, WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) dollars and other good and valuable considerations ~~paid~~ 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" Annexed Hereto

Being and intended to be the same premises conveyed to Grantor by deed made by Attiq Uddin Ahmed, Fasih Uddin Ahmed, Razi Uddin Ahmed and Sadia Ahmed dated August 2, 2011 and recorded in the Office of the Register of the City of New York on October 27, 2011 in CRFN 2011000378768.

The premises is intended for use as a one family dwelling.

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" when ever 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:

TT Fifth Holdings LLC

*[Signature]*  
By: QAZI S. Fareed  
Authorized Signatory

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NY, ss:

On the 20 day of November in the year 2013 before me, the undersigned, personally appeared

Gazi S. Faraed

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]

RONALD M. BEIGEL Notary Public, State of New York No. 01BE4861461 Qualified in Nassau County Commission Expires June 9, 2014

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

Bargain and Sale Deed With Covenants

Title No.

TT Fifth Holdings LLC

TO

Alejandro Ramirez Magana

DISTRIBUTED BY YOUR TITLE EXPERTS The Judicial Title Insurance Agency LLC 800-281-TITLE (8485) FAX: 800-FAX-9396

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.

SEAL

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).

SECTION:

BLOCK: 1292

LOT: 1234

COUNTY OR TOWN: New York

RETURN BY MAIL TO:

Bruce M. Cohen, Esq. Cohen & Frankel, LLP 11 E. 44th Street, Suite 1800 New York, NY 10017

Schedule A Description

Title Number SKY-5543-NY

Page 1

The Condominium Unit (the "Unit") known as Unit No. 61A/B in the premises known as Trump Tower Condominium, and by the street number 721-725 Fifth Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. 61A/B in the 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 City Register's Office on March 23, 1983 in Reel 674 Page 848. The Unit is also designated as Tax Lot 1234 in Block 1292 on the Tax Map of the Real Property Assessment Department of the City of New York, Borough of Manhattan and on the Floor Plans of said building certified by Swanke Hayden Connell and Partners on February 2, 1983 and filed with the Real Property Assessment Department of the City of New York on March 18, 1983 as Condominium Plan No. 86 and filed in the Register's Office on March 23, 1983 as Condominium Plan No. 86.

TOGETHER with an undivided .5359307% interest in the Common Elements (as such term is defined in the Declaration);

THE land upon which the building is situated is described as follows:

ALL that certain plot, 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 said northerly side of East 56th Street, 175 feet;

THENCE northerly parallel with said 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;

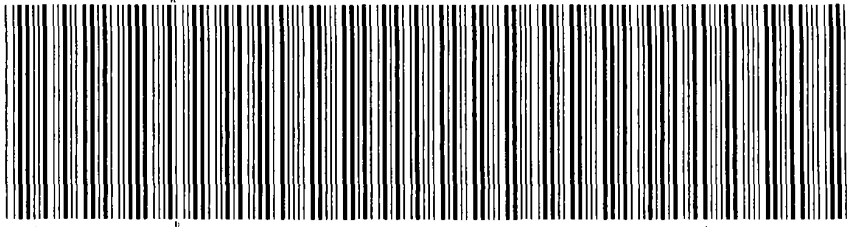
THENCE westerly along said center line of the block, 50 feet;

THENCE northerly parallel with the easterly side of Fifth Avenue, 15 feet;

THENCE westerly 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

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



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**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2013112500884007**  
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Preparation Date: 11-25-2013

**ASSOCIATED TAX FORM ID: 2013111300395**

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

Page Count

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**

REGISTER  
 NOV 26 2013

**PROPERTY INFORMATION**

1. Property Location: STREET NUMBER  721, STREET NAME  5 AVENUE 61A/B, BOROUGH  MANHATTAN, ZIP CODE  10022

2. Buyer Name: LAST NAME / COMPANY  MAGANA, FIRST NAME  ALEJANDRO RAMIREZ

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

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  
 Check the boxes below as they apply:  
 6. Ownership Type is Condominium   
 7. New Construction on Vacant Land

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

8. Seller Name: LAST NAME / COMPANY  TT FIFTH HOLDINGS LLC, 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  7 / Day  19 / Year  2013

11. Date of Sale / Transfer: Month  11 / Day  20 / Year  2013

12. Full Sale Price \$  9,500,000  
 ( 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)  43,401,200

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 MANHATTAN 1292 1234

**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.

*[Signature]*  
BUYER  
BY  
*[Signature]*  
AGENT

BUYER'S ATTORNEY  
*Cohen* *Bruce*  
LAST NAME FIRST NAME

C/O BRUCE M. COHEN EST. COHEN & FRANKEL LLP 11 E 44TH STREET SUITE 1800  
STREET NUMBER STREET NAME (AFTER SALE)

AREA CODE TELEPHONE NUMBER

NEW YORK NY 10017  
CITY OR TOWN STATE ZIP CODE

SELLER  
*[Signature]* 20 Nov 2013  
SELLER SIGNATURE DATE

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

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

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 61A/B
Street Address Uni/Apt.
MANHATTAN New York, 1292 1234 (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).

IT Fifth Holdings LLC
Name of Grantor (Type or Print)
Signature of Grantor

Alejandro Ramirez Magana
Name of Grantee (Type or Print)
BY
AGENT
Signature of Grantee

Sworn to before me
this 29 date of Nov 2013
RONALD M. BEIGEL
Notary Public, State of New York
No. 01BE4861461
Qualified in Nassau County
Commission Expires June 9, 2014

Sworn to before me
this 20 date of Nov 2013
RONALD M. BEIGEL
Notary Public, State of New York
No. 01BE4861461
Qualified in Nassau County
Commission Expires June 9, 2014



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.