

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

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2015012200690003002E7132

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2015012200690003**

Document Date: 01-20-2015

Preparation Date: 01-23-2015

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

MADISON TITLE AGENCY, LLC  
(PICK-UP-SDS) AS AGENT FOR OLD REPUBLIC  
1125 OCEAN AVENUE  
LAKEWOOD, NJ 08701  
212-808-9400  
SARAS@MADISONTITLE.COM

**RETURN TO:**

JORDAN MAUTNER  
WATCHEL MISSRY LLP  
885 SECOND AVE 47TH STREET  
NEW YORK, NY 10017  
mtany-100436 bw

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1215	Entire Lot 58C	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:**

CECILIA ECKELMANN-BATTISTELLO  
721 FIFTH AVENUE UNIT 58C  
NEW YORK, NY 10022-2523

**GRANTEE/BUYER:**

MARCOS SACAL  
721 FIFTH AVENUE UNIT 58C  
NEW YORK, NY 10022-2523

Additional Parties Listed on Continuation Page

**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: \$ 57.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 125.00

**NYC Real Property Transfer Tax:**

\$ 85,312.50

**NYS Real Estate Transfer Tax:**

\$13,000.00 + \$32,500.00 = \$ 45,500.00

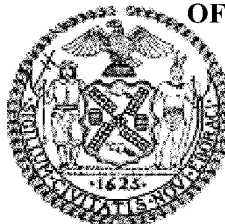
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 01-30-2015 10:11

City Register File No.(CRFN):

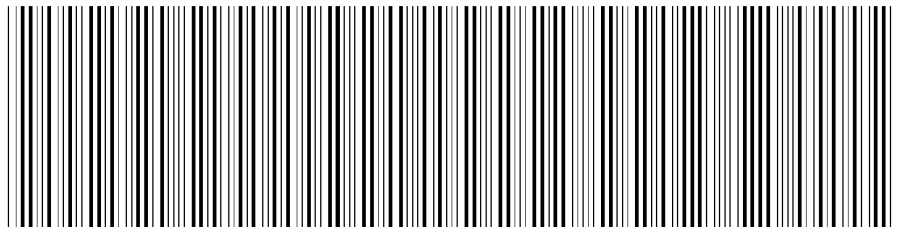
**2015000033230**



*Annette Mc Hill*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2015012200690003002C73B2

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 6**

**Document ID: 2015012200690003**  
Document Type: DEED

Document Date: 01-20-2015

Preparation Date: 01-22-2015

**PARTIES**

**GRANTEE/BUYER:**

ELIAS SACAL  
721 FIFTH AVENUE UNIT 58C  
NEW YORK, NY 10022-2523

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

*THIS INDENTURE*, made this 20<sup>th</sup> day of January, 2015

*BETWEEN* Cecilia Eckelmann-Battistello, c/o Grant, Herrmann, Schwartz & Klinger LLP, 675 Third Avenue, 26<sup>th</sup> Floor, New York, NY.

party of the first part, and **Marcos Sacal and Elias Sacal**,  
721 Fifth Avenue, Unit 58C, New York, NY.

party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, 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 New York being the same premises conveyed to the Grantor(s) herein by deed dated September 26, 2005 recorded October 7, 2005 in CRFN 2005000561997 in which deed the common elements were mistakenly stated to be 0.1984077% and being corrected with this deed to be 0.1984494% as per the Declaration of the Condominium for this building.

see Schedule A attached hereto.

*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" 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.

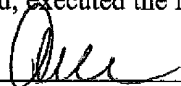
**IN PRESENCE OF:**

*Cecilia Eckleemann Battistello*  
*by Richard L Herrmann agent*  
Cecilia/Eckleemann-Battistello  
by RICHARD L HERRMANN AS AGENT  
by POA dated 12/11/14  
copy duly recorded

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF NEW YORK                )

On the 20th day of January 2015, before me, the undersigned, personally appeared Richard L. Herrmann 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 they executed the same in their capacity(ies), and that by 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 acknowledgment)

ALEX SAJOVITS  
Notary Public, State of New York  
No. 01SA6255827  
Qualified in Nassau County  
Commission Expires February 13, 2016

**Deed**

**Title No.** *MTANY 100436*

Ecklemann-Battistello  
To  
Sacal

**Section**

**Block** 1292  
**Lot** 1215  
**County or Town** New York  
**Street Address** 721 Fifth Ave, Unit 58C  
New York, NY

**Return By Mail To:**

*Jordan Mautner  
Wanted Missny LLP  
885 Second Avenue, 47th Floor  
New York, NY 10017*

**Reserve This Space For Use Of Recording Office**

[Empty rectangular box for recording office use]

# Old Republic National Title Insurance Company

Title No.: MTANY-100436

## SCHEDULE A CONTINUED

### LEGAL DESCRIPTION

The Residential Unit (the "Unit") known as Unit No. 58-C 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 unit being designated and described as Unit No. 58-C 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 1215 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. and Map No. 4155.

Together with an undivided 0.1984077% interest in the Common Elements.

The land on which said building is located is bounded and described as follows:

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, 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 distance through a party wall, 100 feet 5 inches, to the center line of the 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.

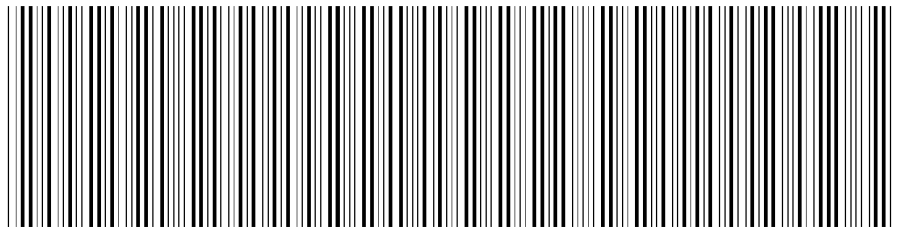
NOTE: Being District , Section , Block(s) 1292, Lot(s) 1215, Tax Map of the Borough of New York, County of New York.

NOTE: Lot and Block shown for informational purposes only.

Issued by:

**Madison Title Agency, LLC**  
1125 Ocean Avenue, Lakewood, NJ 08701  
Telephone: 212-808-9400 Fax: 212-808-9420

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2015012200690003002SBFB3

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2015012200690003**  
Document Type: DEED

Document Date: 01-20-2015

Preparation Date: 01-22-2015

**ASSOCIATED TAX FORM ID:** 2015010500302

**SUPPORTING DOCUMENTS SUBMITTED:**

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	3
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  721  5 AVENUE 58C  MANHATTAN  10022  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  SACAL  MARCOS   
LAST NAME / COMPANY FIRST NAME

SACAL  ELIAS   
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  FRONT FEET  X  DEPTH OR  ACRES

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

8. Seller Name  ECKELMANN-BATTISTELLO  CECILIA   
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  11 / 19 / 2014  
Month Day Year

11. Date of Sale / Transfer  1 / 20 / 2015  
Month Day Year

12. Full Sale Price \$  3  2  5  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**


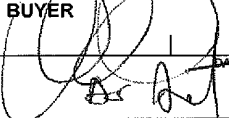
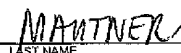
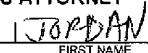
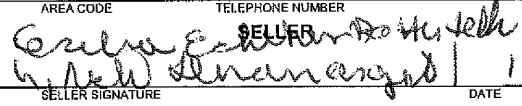
15. Building Class  R, 4  16. Total Assessed Value (of all parcels in transfer)  1  6  4  9  7  5

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 MANHATTAN 1292 1215



**CERTIFICATION**

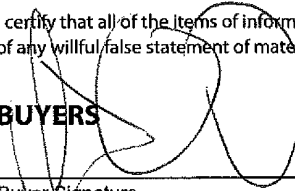
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

 BUYER SIGNATURE		BUYER		 DATE		1/20/15		 LAST NAME		BUYER'S ATTORNEY		 FIRST NAME	
721 FIFTH AVENUE UNIT 58C		STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER					
NEW YORK		CITY OR TOWN		NY		STATE		10022-2523		ZIP CODE		 SELLER SIGNATURE	
												1/20/15 DATE	

### 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.

#### BUYERS

  
 Buyer Signature \_\_\_\_\_ Date 1/20/15

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

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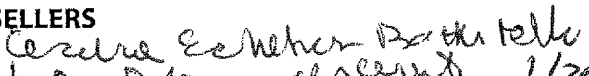
Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

#### SELLERS

  
 Seller Signature \_\_\_\_\_ Date 1/20/15

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

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Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

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

721 5 AVENUE 58C  
Street Address Unit/Apt.  
MANHATTAN New York, 1292 1215 (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).

CECILIA ECKEMANN-BATTISTELLO  
BY RICHARD L. HECKMANN AS AGENT  
Name of Grantor (Type or Print)

Cecilia Eckehyr Battistello  
us Agent  
Signature of Grantor

Elias Saad  
Name of Grantee (Type or Print)

[Signature]  
Signature of Grantee

Sworn to before me  
this 20 date of JANUARY 20 15  
[Signature]  
ALEX SAJOVITS  
Notary Public, State of New York  
No. 01SA6255827  
Qualified in Nassau County  
Commission Expires February 13, 2016

Sworn to before me  
this 20 date of JANUARY 20 15  
[Signature]  
ALEX SAJOVITS  
Notary Public, State of New York  
No. 01SA6255827  
Qualified in Nassau County  
Commission Expires February 13, 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.**