

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

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2015012200685002002E1EC2

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2015012200685002

Document Date: 01-20-2015

Preparation Date: 01-22-2015

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
WACHTEL MISSRY LLP
885 2ND AVENUE 47
NEW YORK, NY 10017
MTANY-100437-CRL

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1216	Entire Lot 58D	721 5 AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

CECILIA ECKELMANN-BATTISTELLO
C/O GRANT HERRMAN, SCHWARTZ & KLINGER LLP,
675 THIRD AVENUE, 26TH FLOOR
NEW YORK, NY 10017

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:

\$ 111,562.50

NYS Real Estate Transfer Tax:

\$17,000.00 + \$42,500.00 = \$ 59,500.00

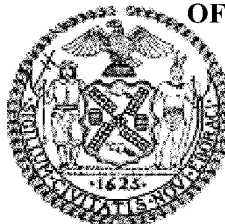
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 02-03-2015 09:51

City Register File No.(CRFN):

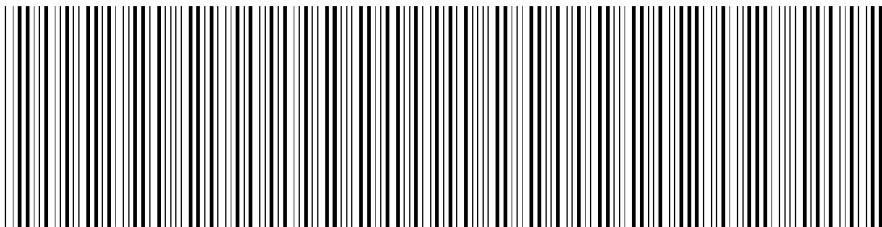
2015000036433



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2015012200685002002C1C42

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2015012200685002

Document Date: 01-20-2015

Preparation Date: 01-22-2015

Document Type: DEED

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 20th day of January, 2015

BETWEEN Cecilia Eckelmann-Battistello, c/o Grant, Herrmann, Schwartz & Klinger LLP, 675 Third Avenue, 26th 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 0.1913132 and being corrected with this deed to be 0.1912729% 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 Ecklemann Battistello
by Richard L. Herrmann as agent

Cecilia Ecklemann-Battistello

by RICHARD L. HERRMANN as AGENT by PoA

to be duly recorded

in Doc ID#

201501220069001

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.

Richard L. Herrmann

(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

Old Republic National Title Insurance Company

Title No.: MTANY-100437

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

The Residential Unit (the "Unit") known as Unit No. 58-D 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-D 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 1216 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. as Map No. 4155.

Together with an undivided 0.1912729% 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) 1216, 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

Deed

Title No.

MTANY100437

Ecklemann-Battistello

To
Sacal

Section

Block 1292

Lot 1216

County or Town New York

Street Address 721 Fifth Ave, Unit 58D

New York, NY

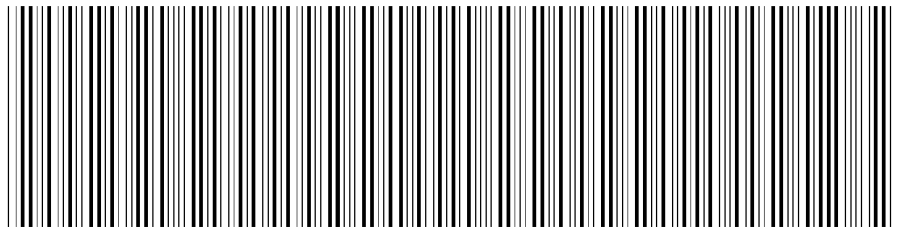
Return By Mail To:

JORDAN MAITNER ESQ
WACHTEL MISSPY LLP
885 SECOND AVE 47th AVE
NY NY

Reserve This Space For Use Of Recording Office

[Empty rectangular box for recording office use]

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2015012200685002002SD043

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015012200685002
Document Type: DEED

Document Date: 01-20-2015

Preparation Date: 01-22-2015

ASSOCIATED TAX FORM ID: 2015010500347

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	3
SMOKE DETECTOR AFFIDAVIT	1

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

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

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 , 58D
Street Address Unit/Apt.
MANHATTAN New York, 1292 1216 (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 Eschehan Baskin teller
by Alex Sajovits
Name of Grantor (Type or Print)
Cecilia Eschehan Baskin teller
by Alex Sajovits
Signature of Grantor

Elias Sacal
Name of Grantee (Type or Print)
[Signature]
Signature of Grantee

Sworn to before me
this 20 date of JANUARY 20 15
Alex
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
Alex
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.

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page

C5. GRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 721 5 AVENUE 58D 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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

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 \$ 425,000
(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) 1,590,391
Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

MANHATTAN 1292 1216

CERTIFICATION

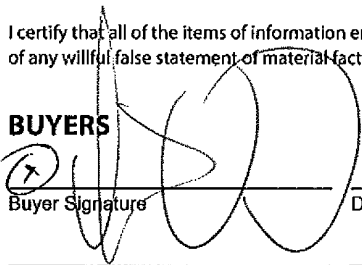
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

<i>x</i> <i>[Signature]</i> BUYER		<i>[Signature]</i> BUYER'S ATTORNEY	
BUYER SIGNATURE 721 FIFTH AVENUE UNIT 58D	DATE	LAST NAME Mautner	FIRST NAME Jordan
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE 212	TELEPHONE NUMBER 909-9500
NEW YORK	STATE NY	ZIP CODE 10022-2523	SELLER <i>[Signature]</i>
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE <i>[Signature]</i>
			DATE 1/20/15

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 _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

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SELLERS



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