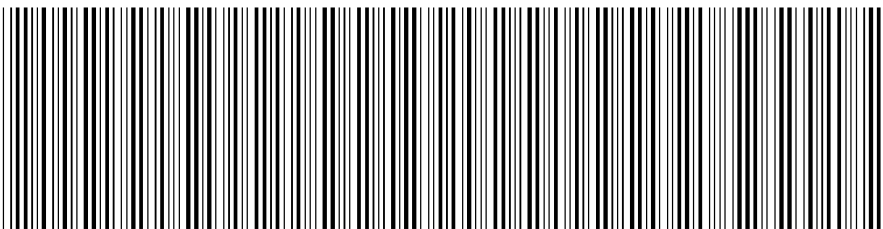


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2018010800419002001E7A86

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2018010800419002

Document Date: 12-21-2017

Preparation Date: 01-08-2018

Document Type: DEED

Document Page Count: 3

PRESENTER:

MILLENNIUM ABSTRACT, CORP.
35 NORTH TYSON AVENUE
MA-31695-STE-NY
FLORAL PARK, NY 11001
516-355-0800
JISRAEL@MABSTRACT.COM

RETURN TO:

ROMANICK & SKOLNICK, PLLC
142 JORALEMON STREET, SUITE 5A
BROOKLYN, NY 11201

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1012	Entire Lot 31C	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:

RAINER N. MITTL DR
721 FIFTH AVENUE, UNIT 31C
NEW YORK, NY 10022

GRANTEE/BUYER:

NOHEMI DALIA ARCOS ARCIAGA
1255 FIFTH AVENUE, APT 6F
NEW YORK, NY 10029

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: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 25,650.00

NYS Real Estate Transfer Tax:

\$7,200.00 + \$18,000.00 = \$ 25,200.00

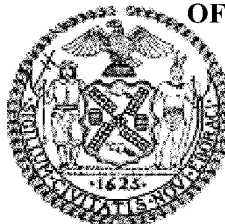
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-08-2018 14:07

City Register File No.(CRFN):

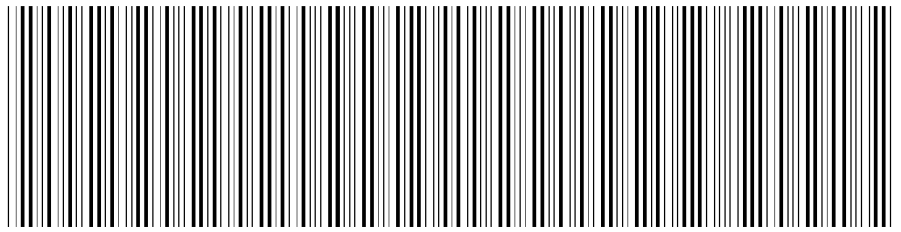
2018000007811



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018010800419002001C7806

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2018010800419002

Document Date: 12-21-2017

Preparation Date: 01-08-2018

Document Type: DEED

PARTIES

GRANTEE/BUYER:

CARLOS CATANO MURO SANDOVAL
1255 FIFTH AVENUE, APT 6F
NEW YORK , NY 10029

MQ-31695-STE-NY

Form 8002 — Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the 21st day of December in the year 2017

BETWEEN

DR. RAINER N. MITTL

Address: 721 Fifth Avenue, Unit 31C, New York, NY 10022

to CAC
CCM

party of the first part, and

NOHEMI DALIA ARCOS ARCIAGA AND CARLOS CATANO MURO SANDOVAL as Husband and wife

Address: 1255 Fifth Avenue, Apt. 6F, New York, NY 10029

party of the second part

WITNESSETH, that the party of the first part, in consideration of Ten 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 COMMONLY KNOWN AS 721 FIFTH AVENUE, UNIT 31C, NEW YORK, NY 10022, and as more particularly described in SCHEDULE A annexed hereto and made a part hereof,

Being and intended to be the same premises transferred by Deed made by Ying Cui Mittl, dated 07/11/2013 recorded: 07/30/2013 in CRFN 2013000299758 at New York County Recording Office.

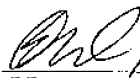
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

The Unit is intended for residential purposes.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

 as Agent for Dr. Rainer N. Mittl
DR. RAINER N. MITTL

MILLENNIUM ABSTRACT CORP.

as agent for
Stewart Title Insurance Company

Schedule "A" (Description)

Title Number: **MA-31695-STE-NY**

The Residential Unit (the "Unit") known as Unit No. 31-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. 31-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 1012 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.

Together with an undivided .1984077% interest in the Common Elements;
The Land on which the Building is situate is more particularly described in the Declaration.

FOR CONVEYANCING ONLY:

TOGETHER with all the right, title and interest, if any of the party of the first part, of, in and to the any streets and roads abutting the above described premises.

Premises commonly known as 721 Fifth Avenue, Unit 31C, New York, NY 10022, Section Block 1292 and Lot 1012.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Kings, ss.:

On the 21st day of December, in the year 2017, before me, the undersigned, personally appeared Elliot J. Danziger, as Agent for Dr. Rainer N. Mittl, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) 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.



Edwin Caeceres
Notary Public, State of New York
Registration No. 01CA6213307
Qualified in Queens County
Commission Expires November 2, 2021

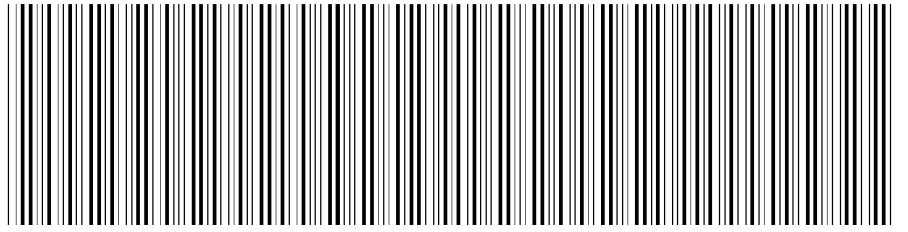
BARGAIN AND SALE DEED

Title No. MA-31695-STE-NY
Section:
Block: 1292
Lot: 1012
County: NEW YORK

RETURN BY MAIL TO

Seth A. Romanick, Esq.
Romanick & Skolnick, PLLC
142 Joralemon Street, Suite 5A
Brooklyn, New York 11201
718.624.2240 ext. 1002

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2018010800419002
Document Type: DEED

Document Date: 12-21-2017

Preparation Date: 01-08-2018

ASSOCIATED TAX FORM ID: 2018010800159

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
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 31C MANHATTAN 10022
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MURO SANDOVAL CARLOS CATANO
LAST NAME / COMPANY FIRST NAME

ARCOS ARCIAGA NOHEMI DALIA
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 MITTL. DR RAINER N
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 10 / 20 / 2017
Month Day Year

11. Date of Sale / Transfer 12 / 21 / 2017
Month Day Year

12. Full Sale Price \$ 1,800,000.00
(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

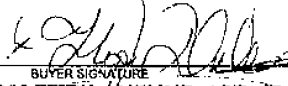
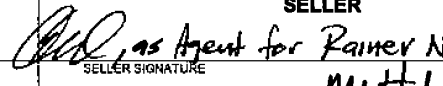
15. Building Class R, 4 16. Total Assessed Value (of all parcels in transfer) 2,527,600
MANHATTAN 1292 1012

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

MANHATTAN 1292 1012

CERTIFICATION

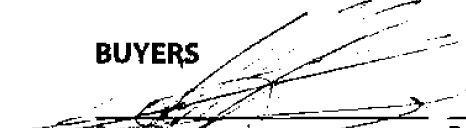
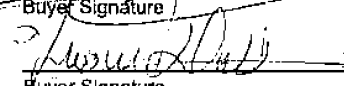
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

 BUYER SIGNATURE		12/21/17 DATE	
1255 FIFTH AVENUE, APT. 6P STREET NUMBER		Remarck LAST NAME	
NEW YORK CITY OR TOWN		718 AREA CODE	
NY STATE		624 - 2240 TELEPHONE NUMBER	
10029 ZIP CODE		 SELLER SIGNATURE	
		12/21/2017 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 filling of false Instruments.

BUYERS


 Buyer Signature _____ Date 12/21/17

 Buyer Signature _____ Date 12/21/17

Buyer Signature _____ Date _____

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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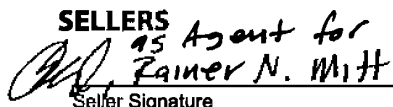
Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

SELLERS

AS Agent for

 Seller Signature _____ Date 12/21/2017

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

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Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

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

State of New York
County of Kings 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 31C
Street Address Unit/Apt.

MANHATTAN
Borough

New York,

1292
Block

1012 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).

Dr. Rainer N. Mittl
Name of Grantor (Type or Print)

Dr. Rainer N. Mittl
Signature of Grantor

CARLOS CATANO MORA SANDOVAL
Name of Grantee (Type or Print)

[Signature]
Signature of Grantee

Sworn to before me
this 21st day of December
Edwin Caceres 20 17
Notary Public, State of New York
Registration No. 01CA6213307
Qualified in Queens County
Commission Expires November 2, 2021

Sworn to before me
this 21 day of December
Edwin Caceres 20 17
Notary Public, State of New York
Registration No. 01CA6213307
Qualified in Queens County
Commission Expires November 2, 2021

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.