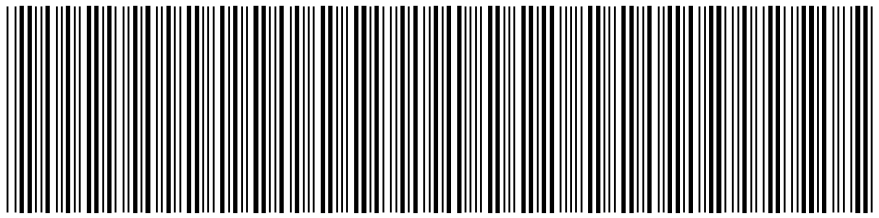


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2012040900126003002ECA1E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2012040900126003

Document Date: 04-05-2012

Preparation Date: 04-09-2012

Document Type: DEED

Document Page Count: 4

PRESENTER:

HOLD FOR DENNISE A. TO PICK UP
ADVANTAGE TITLE AGENCY - TITLE # 12-ANY-44682
410 NEW YORK AVENUE
HUNTINGTON, NY 11743
631-424-6100
mschantz@advantagetitle.com

RETURN TO:

HOLD FOR DENNISE A. TO PICK UP
ADVANTAGE TITLE AGENCY - TITLE #
12-ANY-44682
410 NEW YORK AVENUE
HUNTINGTON, NY 11743
631-424-6100

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1514	1153	Entire Lot	14B 150 EAST 86TH STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

HOWARD MICHAELS
151 EAST 85TH STREET, UNIT 14B
NEW YORK, NY 10028

GRANTEE/BUYER:

AGI PROPERTY LLC
430 PARK AVENUE, 10TH FLOOR
NEW YORK, NY 10022

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage			Filing Fee:	\$	125.00
Mortgage Amount:	\$	0.00			
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	148,912.50
Exemption:					
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	\$41,800.00 + \$104,500.00 = \$	146,300.00
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			

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

Recorded/Filed 04-18-2012 14:42
City Register File No.(CRFN):

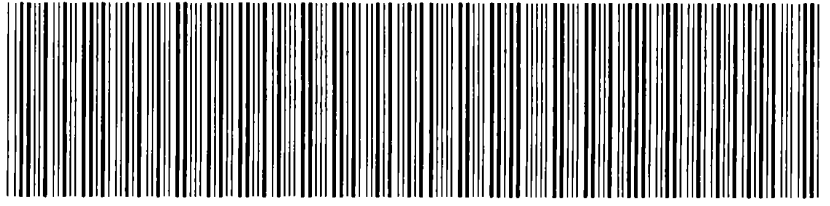
2012000154884



Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2012040900126003002CC89E

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 6

Document ID: 2012040900126003
Document Type: DEED

Document Date: 04-05-2012

Preparation Date: 04-09-2012

PARTIES

GRANTOR/SELLER:

JENNIFER BAYER-MICHAELS
151 EAST 85TH STREET, UNIT 14B
NEW YORK, NY 10028

STT
\$41,800-

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

DEED

THIS INDENTURE, made the 5th day of April, 2012

BETWEEN

Howard Michaels and Jennifer Bayer-Michaels, residing at 151 East 85th Street, Unit 14B, New York, New York 10028

party of the first part, and

AGI Property LLC, a ~~Delaware~~ limited liability company, having an address at 430 Park Avenue, 10th Floor, New York, New York 10022

party of the second part, Ten Million Four Hundred Fifty Thousand (\$10,450,000.)

WITNESSETH, that the party of the first part, in consideration of ~~xxx(\$10,000)~~ dollars 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 more particularly described in Schedule A attached.

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:

Howard Michaels, by
Emily Wolf, as agent
Howard Michaels *
Jennifer Bayer-Michaels
by Emily Wolf, as agent
Jennifer Bayer-Michaels *

* by Emily Wolf, AS AGENT
pursuant to A power of
Attorney to be recorded
simultaneously herewith

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of New York ss:

State of New York, County of _____ ss:

On the 5th day of April in the year 2012
before me, the undersigned, personally appeared

On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared

EMILY WOLF
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.

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]
(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

MICHAEL P. LICITRA
Notary Public, State of New York
No. 01LI4899145
Qualified in Nassau County
Commission Expires June 22, 2015



TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) 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, and that such individual made such appearance before the undersigned in the

in _____
(insert the City or other political subdivision)

(and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. 12-ANY-44682
Howard Michaels and Jennifer Bayer-Michaels

TO
AGI Property LLC

SECTION
BLOCK 1514
LOT 1153
COUNTY OR TOWN New York

PREMISES: 150 EAST 86th Street
APR 151 EAST 85th Street,
UNIT 14B, New York, NY

RETURN BY MAIL TO:

Withers Bergman LLP
430 Park Avenue
New York, New York 10022

ATTN: Ilyse Dolgenas, Esq.

45 SPACE FOR USE OF RECORDING OFFICE



SCHEDULE A

The Tower Unit (the "Tower Unit") in the premises known as The Lucida and by the street number 151 East 85th Street, Borough of Manhattan, City, County and State of New York, said Tower Unit being designated and described as Tower Unit No. 14B 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 "Condominium Act"), dated July 3, 2008 and recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on August 5, 2008 as CRFN 2008000311538, as amended by First Amendment to Declaration dated April 7, 2009 and recorded in the City Register's Office on June 2, 2009 as CRFN 2009000164880, as amended by Second Amendment to Declaration dated September 25, 2009 and recorded in the City Register's Office on October 19, 2009 as CRFN 2009000338568, and also designated as Tax Lot 1153 in Block 1514 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 Richard A. Cook on June 1, 2007, and filed in the Real Property Assessment Department of the City of New York on July 3, 2008 as Condominium Plan No. 1918 also recorded in the City Register's Office August 5, 2008, as CRFN 2008000311539, as amended by that certain Amendment to Condominium Plan certified by Richard A. Cook on April 8, 2009 and filed in the Real Property Assessment Department of the City of New York as Condominium Plan No. 1918-A and recorded in the City Register's Office on June 2, 2009 as CRFN 2009000164881.

THE premises within which the Tower Unit is located is more particularly 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 Easterly side of Lexington Avenue with the Southerly side of East 86th Street;

RUNNING THENCE Easterly along the Southerly side of East 86th Street, 190 feet;

THENCE Southerly at right angles to the Southerly side of East 86th Street, 102 feet 2 inches to the center line of the block;

THENCE Westerly along the centerline of the block at a right angle to the last course, 77 feet 2 inches;

THENCE Southerly at a right angle to the last course and partly through a party wall, 102 feet 2 inches to a point on the Northerly side of East 85th Street;

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

TITLE # 12-ANY-44682



SCHEDULE A (CONT.)

THENCE Westerly along the Northerly side of East 85th Street, 112 feet 10 inches to the corner formed by the intersection of the Northerly side of East 85th Street with the Easterly side of Lexington Avenue;

THENCE Northerly along the Easterly side of Lexington Avenue, 204 feet 4 inches to the corner formed at the point or place of BEGINNING.

TOGETHER with an undivided 1.3337 percentage interest in the General Common Elements (as such term is defined in the Declaration);

TOGETHER with the appurtenance and all the estate and rights of the Grantor in and to the Tower Unit.

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 at any time any interest or estate in (any of) the Tower Unit, as through recited and stipulated at length herein.

Being the same premises described in the deed to the parties of the first part herein from WB IMICO Lexington Fee, LLC, dated March 25, 2010 and recorded March 31, 2010 as CRFN 2010000107934. Said premises are known and designated as Block 1514, Lot 1153.

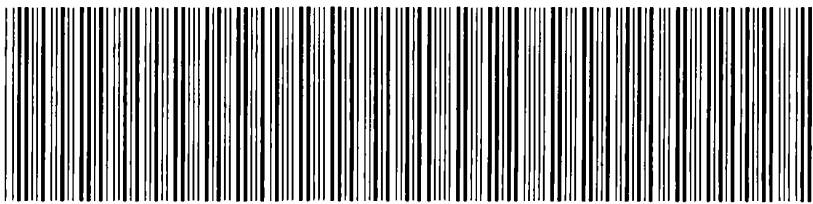
FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

TITLE # 12-ANY-44682

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2012040900126003002S049F

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2012040900126003
Document Type: DEED

Document Date: 04-05-2012

Preparation Date: 04-09-2012

ASSOCIATED TAX FORM ID: 2012040400386

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

3
2

CITY REGISTER

12-ANY-44682

FOR CITY USE ONLY

APR 13 2012

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: 150 EAST 86TH STREET 14B MANHATTAN 10028
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: AGI PROPERTY LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address: _____
 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: _____ X _____ OR _____ ACRES

8. Seller Name: MICHAELS HOWARD
 LAST NAME / COMPANY FIRST NAME
 BAYER-MICHAELS JENNIFER
 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: 2 / 10 / 2012
 Month Day Year

11. Date of Sale / Transfer: 4 / 5 / 2012
 Month Day Year

12. Full Sale Price \$: 1,045,000
 (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 9 16. Total Assessed Value (of all parcels in transfer): 4,183,230

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 MANHATTAN 1514 1153

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.

John W. Bergman

BUYER		BUYER'S ATTORNEY	
<i>ABJ Popas LLC</i>		WITHERS BERGMAN LLP	
<small>BUYER SIGNATURE</small>	<small>DATE</small>	<small>LAST NAME</small>	<small>FIRST NAME</small>
430 PARK AVENUE, 10TH FLOOR	<i>4/5/12</i>	212	848-9800
<small>STREET NUMBER</small>	<small>STREET NAME (AFTER SALE)</small>	<small>AREA CODE</small>	<small>TELEPHONE NUMBER</small>
NEW YORK			
<small>CITY OR TOWN</small>	<small>STATE</small>	<small>ZIP CODE</small>	SELLER
	NY	10022	<i>travel micelles,</i>
			<i>by ex wcy,</i>
			<i>as agent</i>
			<small>SELLER SIGNATURE</small>
			<small>DATE</small>
			<i>4-5-12</i>

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
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SELLERS

_____ Seller Signature	_____ Date
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_____ Seller Signature	_____ Date

*Denise Bayle -
Michael Bayle
as Grant*

12-ANY-44682

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

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

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

150 EAST 86TH STREET, 14B
Street Address Unit/Apt.
MANHATTAN New York, 1514 1153 (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).

Name of Grantor (Type or Print)	Name of Grantee (Type or Print)
Signature of Grantor	Signature of Grantee
Sworn to before me this _____ date of _____ 20 _____	Sworn to before me this _____ date of _____ 20 _____

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.

12-ANY-44682

**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

151 EAST 85TH STREET , 14B
Street Address Unit/Apt.
MANHATTAN New York, 1514 1003 (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).

Howard Michaels
Name of Grantor (Type or Print)
Howard Michaels,
by ex wife, as agent
Signature of Grantor



Sworn to before me
this 5th date of April 20 12
PATRICIA HOLTERMANN
Notary Public, State of New York
No. 01HO4830379
Qualified in Richmond County
Commission Expires January 25, 20 14

AGI Property LLC
Name of Grantee (Type or Print)
By: allene Dalgas, authorized
Signature of Grantee signature

Sworn to before me
this 5th date of April 20 12
PATRICIA HOLTERMANN
Notary Public, State of New York
No. 01HO4830379
Qualified in Richmond County
Commission Expires January 25, 20 14

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.