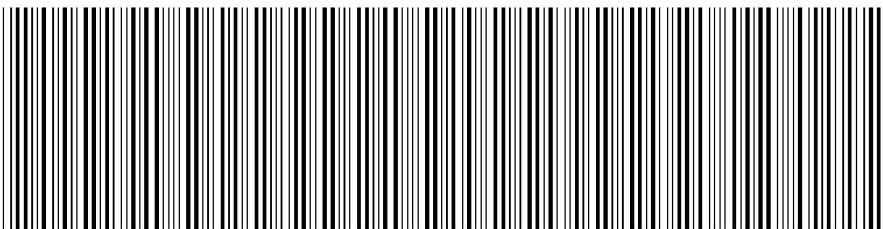


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2016040700609001 Document Date: 04-06-2016 Preparation Date: 04-07-2016
Document Type: SATISFACTION OF MORTGAGE
Document Page Count: 2

PRESENTER:
PHH MORTGAGE CORPORATION (PHHM)
1760 WEHRLE DR
WILLIAMSVILLE, NY 14221
866-435-7085
LIENRELEASE@MORTGAGEFAMILY.COM

RETURN TO:
PHH MORTGAGE CORPORATION (PHHM)
1760 WEHRLE DR
WILLIAMSVILLE, NY 14221
866-435-7085
LIENRELEASE@MORTGAGEFAMILY.COM

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: 2012000154885
 Additional Cross References on Continuation Page

PARTIES

MORTGAGER/BORROWER:
AGI PROPERTY LLC

MORTGAGEE/LENDER:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:		NYS Real Estate Transfer Tax:	\$ 0.00
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:	\$ 79.00		
Affidavit Fee:	\$ 0.00		

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

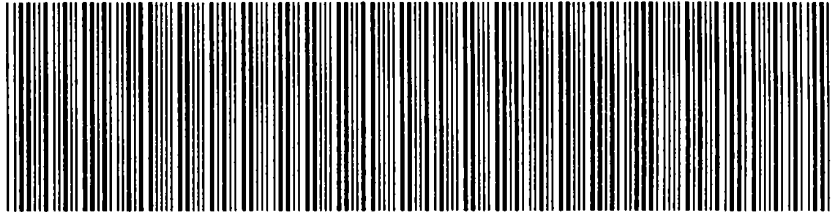
CITY OF NEW YORK
Recorded/Filed 05-03-2016 12:26
City Register File No.(CRFN):
2016000152159



Annette McMill

City Register Official Signature

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



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2016040700609001

Document Date: 04-06-2016

Preparation Date: 04-07-2016

Document Type: SATISFACTION OF MORTGAGE

CROSS REFERENCE DATA

CRFN: 2015000312364

PARTIES

MORTGAGEE/LENDER:

AS NOMINEE FOR HSBC BANK USA, N.A.

Recording Requested By:
PHH Mortgage Corporation (PHHM)

When Recorded Return To:

Lien Release Department
PHH Mortgage Corporation (PHHM)
1760 WEHRLE DRIVE
WILLIAMSVILLE, NY 14221

SATISFACTION OF MORTGAGE

PHH Mortgage Corporation (PHHM) #:2059426532 "AGI PROPERTY LLC" Lender ID:V51 New York, New York
MIN #: 100298920594265322 SIS #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC BANK USA, N.A. ITS SUCCESSORS AND ASSIGNS, whose address is PO BOX 2026, FLINT, MI 48501-2026, holder of a certain mortgage evidencing an indebtedness in the amount of \$8,360,000.00 plus interest, whose parties, dates and recording information are below, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby satisfy and discharge said mortgage.

Mortgagor: AGI PROPERTY LLC
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC BANK USA, N.A. ITS SUCCESSORS AND ASSIGNS
Dated: 04/05/2012 Recorded: 04/18/2012 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2012000154885
The mortgage and consolidation have not been assigned unless stated below.

-New Mortgage, Dated 08/04/2015 and Recorded 09/08/2015 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2015000312364 between AGI PROPERTY LLC and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC BANK USA, N.A. ITS SUCCESSORS AND ASSIGNS in the amount of \$118,538.24

Mortgage Consolidation, consolidating original mortgage and the above referenced mortgage, constituting a consolidated mortgage Dated 08/04/2015 and Recorded 09/08/2015 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2015000312365 between AGI PROPERTY LLC and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC BANK USA, N.A. ITS SUCCESSORS AND ASSIGNS in the amount of \$5,991,124.00

Section/Block/Lot -1514-1153

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC has a physical address at 1901 E Voorhees Street, Suite C, Danville, IL 61834 and a mailing address at P.O. BOX 2026, FLINT, MI 48501-2026

Property Address: 151 EAST 85TH STREET, UNIT 14B, NEW YORK, NY 10028

County: New York

State of New York

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC BANK USA, N.A. ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has duly executed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC BANK USA, N.A. ITS SUCCESSORS AND ASSIGNS
On April 6th, 2016



By: 
MICHAEL PETER, Assistant Secretary



STATE OF New York
COUNTY OF Erie

On the 6th day of April in the year 2016 before me, the undersigned, personally appeared MICHAEL PETER, Assistant Secretary, 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.

(WITNESS my hand and official seal,


KATHLEEN A. KLINE
Notary Expires: 06/08/2019 #01K#489808
Erie, New York
Qualified in Erie County

