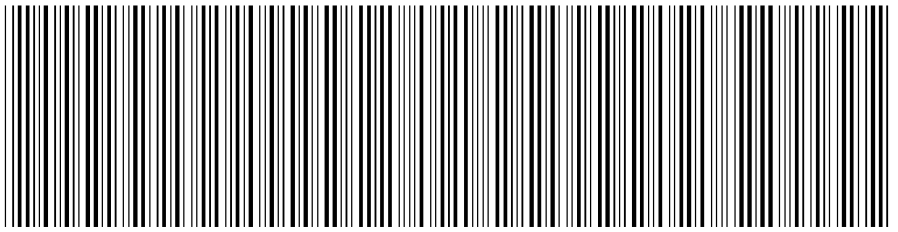


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2018122400326001002E7FB7

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2018122400326001

Document Date: 12-18-2018

Preparation Date: 01-02-2019

Document Type: DEED

Document Page Count: 3

PRESENTER:

CITYSCAPE ABSTRACT
160 BROADWAY, SUITE 705
NEW YORK, NY 10038
212-227-2728
LAUREN@CITYSCAPEABSTRACT.COM

RETURN TO:

JILL E SODAFSKY, ESQ
43 W 43RD STREET, SUITE 114
NEW YORK, NY 10036
CSA-00744K-18

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1507	64	Entire Lot	589 BAINBRIDGE STREET
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

CRFN: 2017000381420

PARTIES

GRANTOR/SELLER:

516 849 3151 BAINBRIDGE LLC
79 WATERMILL LANE
GREAT NECK, NY 11021

GRANTEE/BUYER:

NIKOLE HANNAH-JONES
589 BAINBRIDGE STREET
BROOKLYN, NY 11233

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:

\$ 22,443.75

NYS Real Estate Transfer Tax:

\$6,300.00 + \$15,750.00 = \$ 22,050.00

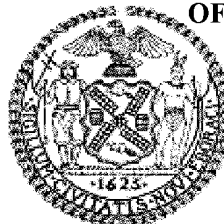
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-03-2019 14:34

City Register File No.(CRFN):

2019000002630



Annette McMill

City Register Official Signature

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

THIS INDENTURE, made the 18th day of **DECEMBER** in the year **2018**

BETWEEN

516 849 3151 BAINBRIDGE LLC, with offices at 79 Watermill Lane, Great Neck, New York 11021
party of the first part, and

NIKOLE HANNAH-JONES, having an address at 75 Van Buren Street, Brooklyn, New York 11221
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten 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 being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

SEE SCHEDULE A, ANNEXED HERETO

SAID PREMISES BEING KNOWN AS AND BY STREET NUMBER:
589 BAINBRIDGE STREET, BROOKLYN, NEW YORK 11233

BLOCK: 1507
LOT: 64

BEING AND INTENDED TO BE THE SAME PREMISES CONVEYED TO THE GRANTORS HEREIN BY DEED DATED OCTOBER 3, 2017 RECORDED OCTOBER 17, 2017 IN CRFN 2017000381420

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.

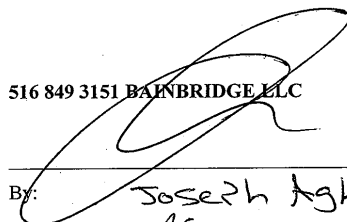
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:

516 849 3151 BAINBRIDGE LLC

By:


Joseph Aghaliam
AS member

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of QUEENS ss:

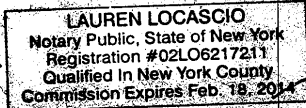
On the 18th day of December in the year 2018, before me, the undersigned, personally appeared

Joseph Aghayan

, 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.

[Handwritten signature]

Lauren Lo Cascio
Notary Public
State of New York
02LO6217211 Comm exp. 2/18/21



ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof) that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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

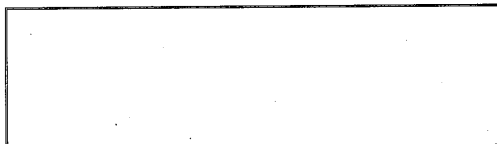
Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed With Covenants

Title No. CSA-00744K-18

516 849 3151 BAINBRIDGE LLC TO HANNAH-JONES



SECTION:

BLOCK 1507

LOT: 64

COUNTY OR TOWN: KINGS COUNTY

RETURN BY MAIL TO:

JILL E. SADAFSKY, ESQ
43 W. 43rd St #114
NEW YORK, NY 10036

First American Title Insurance Company

Title Number: **CSA-00744K-18**

Page 1

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Bainbridge Street, distant 252.00 feet easterly from the corner formed by the intersection of the northerly side of Bainbridge Street with the easterly side of Hopkinson Avenue;

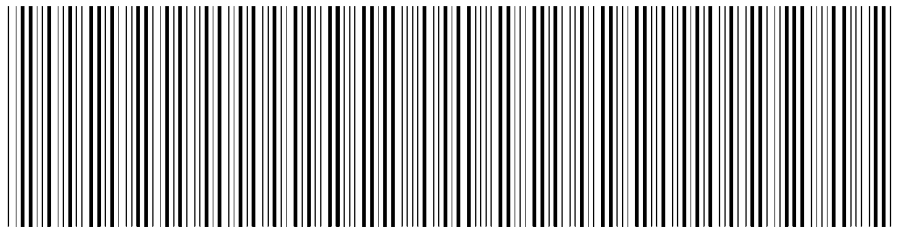
RUNNING THENCE northerly parallel with Hopkinson Avenue and part of the distance through a party wall 100.00 feet;

THENCE easterly parallel with Bainbridge Street 18.00 feet;

THENCE southerly again parallel with Hopkinson Avenue and part of the distance through another party wall 100.00 feet to the northerly side of Bainbridge Street;

THENCE westerly along the northerly side of Bainbridge Street 18.00 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018122400326001002SB136

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2018122400326001
Document Type: DEED

Document Date: 12-18-2018

Preparation Date: 01-02-2019

ASSOCIATED TAX FORM ID: 2018121700612

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
2
1



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 1507 LOT: 64
- (2) Property Address: 589 BAINBRIDGE STREET, BROOKLYN, NY 11233
- (3) Owner's Name: HANNAH-JONES , NIKOLE
- Additional Name:

Confirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: Nikole Hannah-Jones Date (mm/dd/yyyy) 12/18/18

Name and Title of Person Signing for Owner, if applicable:

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 589 BAINBRIDGE STREET BROOKLYN 11233
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name HANNAH-JONES NIKOLE
 LAST NAME / COMPANY FIRST NAME

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 516 849 3151 BAINBRIDGE LLC
 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 / 18 / 2018
 Month Day Year

11. Date of Sale / Transfer 12 / 18 / 2018
 Month Day Year

12. Full Sale Price \$ 1 5 7 5 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 B, 9 16. Total Assessed Value (of all parcels in transfer) 1 7 8 2 3

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 1507 64

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 <i>Mike Hammer</i>		BUYER'S ATTORNEY <i>Sodafsky</i>	
BUYER SIGNATURE		DATE	
589 BAINBRIDGE STREET		12/18/18	
STREET NUMBER		STREET NAME (AFTER SALE)	
BROOKLYN		NY	
CITY OR TOWN		STATE	
11233		ZIP CODE	
646		872-0553	
AREA CODE		TELEPHONE NUMBER	
<i>[Signature]</i>		SELLER	
SELLER SIGNATURE		DATE	
		12/18/18	

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

State of New York }
County of Queens } 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
589 BAINBRIDGE STREET

Street Address Unit/Apt.

BROOKLYN
Borough

New York,

1507
Block

64
Lot

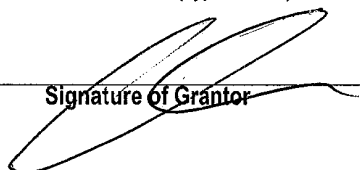
(the "Premises");

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).

Joseph Asgharian
Name of Grantor (Type or Print)

Nikole Hannah-Jones
Name of Grantee (Type or Print)


Signature of Grantor


Signature of Grantee

Sworn to before me
this 18th day of December 2019

Sworn to before me
this 18th day of December 2019

Laura Locases
Notary Public State of New York
02Lo6217211 exp 2/8/21

Laura Locases
Notary Public State of New York
02Lo6217211 exp 2/8/21

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.