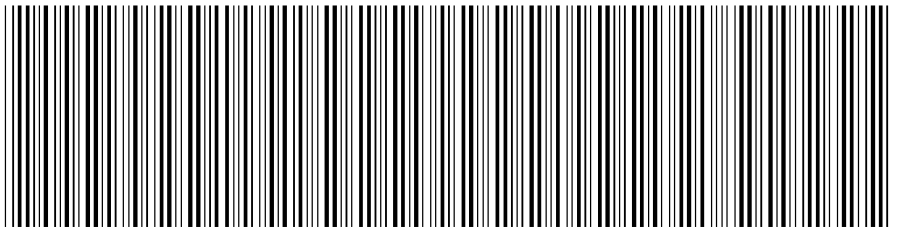


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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 5**

**Document ID: 2017061900010002**

Document Date: 06-15-2017

Preparation Date: 06-21-2017

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

STATE CASTLE TITLE AGENCY LLC  
(PICK-UP-SDS) AS AGENT FOR STEWART  
1125 OCEAN AVENUE  
LAKEWOOD, NJ 08701  
212-808-9400  
BAILAB@MADISONTITLE.COM

**RETURN TO:**

GOLDSTEIN HALL PLLC  
ATTENTION: JASON LABATE, ESQ.  
80 BROAD STREET, SUITE 303  
NEW YORK, NY 10004  
SCTNY-118890-01 (ef & ct)

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BRONX	2756	85	Entire Lot	1125 WHITLOCK
<b>Property Type: COMMERCIAL REAL ESTATE</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

WHITLOCK PLAZA HOUSING LLC  
C/O WHITLOCK MANAGERS LLC , 571 E NEW YORK  
AVENUE, STE A  
BROOKLYN, NY 11225

**GRANTEE/BUYER:**

HP WHITLOCK HOUSING DEVELOPMENT FUND  
COMPANY, INC.  
242 W 36TH STREET  
NEW YORK, NY 10018

**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:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

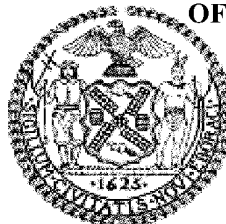
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 06-28-2017 09:30

City Register File No.(CRFN):

2017000237639



*Annette McMill*

City Register Official Signature

## BARGAIN & SALE DEED WITH COVENANTS

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

THIS INDENTURE, <sup>as of</sup> \_\_\_\_\_  
made the 15<sup>th</sup> day of June, two thousand and seventeen

### BETWEEN

**Whitlock Plaza Housing LLC**, a New York limited liability company,  
having an address at  
571 E. New York Avenue, Suite A, Brooklyn, NY 11225

party of the first part, and

**HP Whitlock Housing Development Fund Company, Inc.**, a New York not-for-profit  
corporation, having an address c/o NYC Partnership Housing,  
242 West 36<sup>th</sup> Street, 3<sup>rd</sup> Floor, New York, New York 10018,

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, release and quitclaim 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 AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK**, bounded and described more particularly as set forth in Schedule A annexed hereto and made a part hereof;

**PREMISES** being known as 1125 Whitlock Avenue, Bronx, New York,

**PREMISES** being and intended to be the same premises conveyed to the party of the first part from vng Upwards NC, LLC, and Munroe Holdings LLC by deed dated April 5, 2017, and recorded April 20, 2017, in CRFN 2017000151548.

**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 of the lines thereof;

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to the 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 described in Schedule A have been encumbered in any way whatsoever, 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 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:**

**WHITLOCK PLAZA HOUSING LLC, a**  
New York limited liability company

By: **WHITLOCK MANAGERS LLC, a**  
New York limited liability company,  
its Sole Member

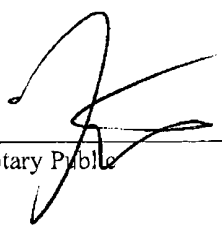
By: **SPENCER EQUITY GROUP LLC, a**  
New York limited liability company,  
its Sole Member

By: \_\_\_\_\_

Name: Joel Gluck  
Title: Manager

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss:

On the 14 day of June in the year 2017, before me, the undersigned personally appeared Joel Gluck personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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.

  
\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss:

On the \_\_\_ day of \_\_\_\_\_ in the year 2017, before me, the undersigned personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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.

\_\_\_\_\_  
Notary Public

BARGAIN AND SALE DEED  
WITH COVENANTS  
AGAINST GRANTOR'S ACTS

**MARK FAHAM**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FA6101480  
Qualified in Kings County  
Commission Expires November 17, 2019

TITLE NO.  
\_\_\_\_\_

**WHITLOCK PLAZA HOUSING LLC**

- to -

**HP WHITLOCK DEVELOPMENT FUND  
COMPANY, INC.**

\_\_\_\_\_

SECTION:  
BLOCK: 2756  
LOTS: 85  
COUNTY: Bronx  
ADDRESS: 1125 Whitlock Avenue

RETURN BY MAIL TO:

Goldstein Hall PLLC  
80 Broad Street, Suite 303  
New York, New York 10004  
Attention: Jason Labate, Esq.

## Stewart Title Insurance Company

Title No.: SCTNY-119974

### SCHEDULE A CONTINUED

#### LEGAL DESCRIPTION

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York which property is bounded and described as follows:

BEGINNING at a point where the southerly side of East 165th Street is intersected by the division line between the westerly line of the premises described herein and the easterly line of lands conveyed to Etada Realty Corp.;

RUNNING THENCE along said dividing line, parallel with Longfellow Avenue, and creating a 90 degree angle with the southerly side of East 165th Street, 643.75 feet to a point (said point being 6.96 feet north of the intersection of the westerly side of Whitlock Avenue, a/k/a Sheridan Expressway and the northerly side of Aldus Street);

THENCE along the westerly side of Whitlock Avenue northerly along a curve having a radius of 1150.00 feet, 307.55 feet and still continuing along same 198.95 feet to a point and the division line between the premises described herein and lands conveyed to Sanite Realty Corp.;

THENCE westerly along said division line, creating an interior angle of 100 degree 35 minutes 50 seconds, 117.66 feet to a point;

THENCE continuing along said division line northerly, creating a 90 degree angle, 57.00 feet to a point;

THENCE still along said division line running easterly, creating a 90 degree angle with the last mentioned course, 10.00 feet to a point;

THENCE northerly along said division line and creating a 90 degrees angle with the last mentioned course, 100.00 feet to the southerly side of East 165th Street;

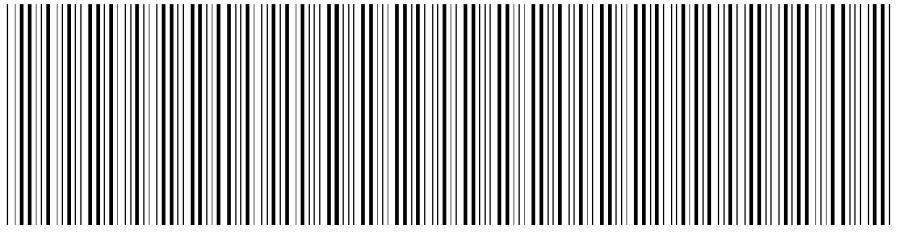
THENCE westerly along said southerly side of East 165th Street, creating a 90 degrees angle with the last mentioned course, 25.00 feet to the point and place of BEGINNING.

NOTE: Being Block(s) 2756, Lot(s) 85, Tax Map of the Borough of Bronx, County of Bronx.

NOTE: Lot and Block shown for informational purposes only.

Issued by:  
**State Castle Abstract Limited Liability Company**  
1125 Ocean Avenue, Lakewood, NJ 08701  
Telephone: 732-333-2387 Fax: 732-333-2388

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2017061900010002**  
Document Type: DEED

Document Date: 06-15-2017

Preparation Date: 06-21-2017

**ASSOCIATED TAX FORM ID:** 2017061400002

**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: BRONX                      BLOCK: 2756                      LOT: 85
- (2) Property Address: 1125 WHITLOCK, BRONX, NY 10459
- (3) Owner's Name:            HP WHITLOCK HOUSING DEVELOPMENT FUND COMPANY, INC.
- Additional Name:

### Affirmation:



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

*Perk Management  
199 Lee Ave Suite 309  
Bklyn NY 11211*

### 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](http://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: \_\_\_\_\_

Date (mm/dd/yyyy)

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

*Daniel Markes Cohen - vice president*

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  1125 |  WHITLOCK |  BRONX |  10459  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  HP WHITLOCK HOUSING DEVELOPMENT FUND COMPANY, INC. |   
 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  WHITLOCK PLAZA HOUSING 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  6 / 15 / 2017  
 Month Day Year

11. Date of Sale / Transfer  6 / 15 / 2017  
 Month Day Year

12. Full Sale Price \$  \_\_\_\_\_ 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  G, 2 16. Total Assessed Value (of all parcels in transfer)  \_\_\_\_\_ 6 9 0 3 0 0  
 17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 BRONX 2756 85



**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.

		<b>BUYER</b>		<b>BUYER'S ATTORNEY</b>	
BUYER SIGNATURE	DATE	LAST NAME	FIRST NAME		
242 W 36TH STREET					
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER		
NEW YORK					
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	SELLER	DATE
	NY	10018			

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

State of New York }  
County of } 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

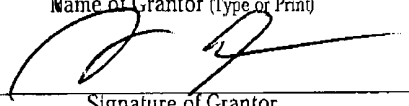
1125 WHITLOCK

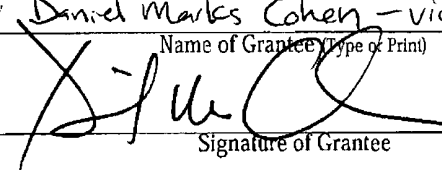
Street Address Unit/Apt.

BRONX New York, 2756 85 (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;

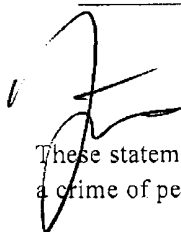
That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

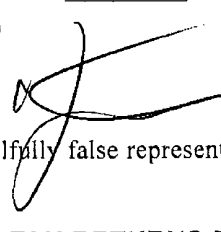
Whitlock Plaza Housing LLC  
Name of Grantor (Type or Print)  
  
Signature of Grantor  
By: Joel Gluck - Manager

HP Whitlock Housing Development Fund Company, Inc.  
By: Daniel Marks Cohen - vice president  
Name of Grantee (Type or Print)  
  
Signature of Grantee

Sworn to before me  
this 14 day of June 20 17

Sworn to before me  
this 14 day of June 20 17

  
**MARK FAHAM**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FA6101480  
Qualified in Kings County  
Commission Expires November 17, 2019

  
**MARK FAHAM**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FA6101480  
Qualified in Kings County  
Commission Expires November 17, 2019

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.**