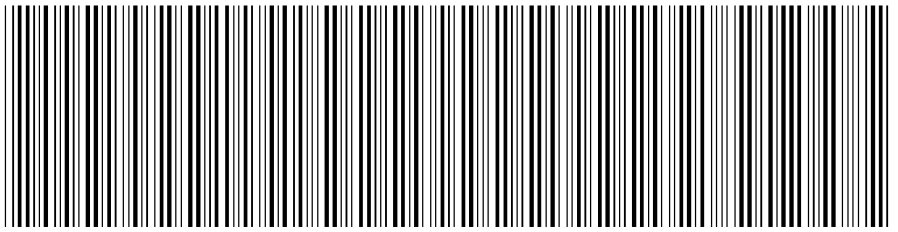


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2017061900010001001E7433

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2017061900010001

Document Date: 06-15-2017

Preparation Date: 06-21-2017

Document Type: DEED

Document Page Count: 3

PRESENTER:

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

RETURN TO:

DANIEL PADERNACHT
68 W. 238TH STREET
BRONX, NY 10463
SCTNY-119980 (ef & ct)

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2756	90	Entire Lot	1156 EAST 165 STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

ALAN J. BACKELMAN
13 BRIDLE ROAD
SPRING VALLEY, NY 10977

GRANTEE/BUYER:

HP WHITLOCK HOUSING DEVELOPMENT FUND
COMPANY, INC.
242 WEST 36TH STREET, 3RD FLOOR
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: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 97,125.00

NYS Real Estate Transfer Tax:

\$ 14,800.00

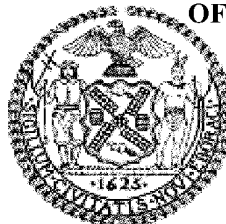
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 06-28-2017 09:30

City Register File No.(CRFN):

2017000237638



Annette McMill

City Register Official Signature

Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

(F) **THIS INDENTURE**, ^{as of} made this 15th day of June, 2017

BETWEEN

ALAN J. BACKELMAN, residing at 13 Bridle Road, Spring Valley, NY 10977,

party of the first part, and

HP WHITLOCK HOUSING DEVELOPMENT FUND COMPANY, INC., a New York
Not for Profit Corporation with offices at 242 West 36th Street, 3rd Floor, New York, NY
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 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 Bronx, City and State of New York and being
more particularly bounded and described in Schedule "A" attached hereto and made a part
hereof.

BEING and intended to be the same premises conveyed to Alan J. Backelman from Alan J.
Backelman and Wendy Backelman, husband and wife, by Deed dated December 28, 2010 and
recorded in the City Register (Bronx) on January 6, 2011 in CERN 2011000006419.

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:


ALAN J. BACKELMAN

Acknowledgment taken in New York State

State of New York County of New York: ss:

On the 14th day of June in the year 2017, before me, the undersigned, a notary public in and for said state, personally appeared ALAN J. BACKELMAN, 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
ALDEN H. WOLFE
Notary Public, State of New York
No. 01WO5029751
Qualified in Rockland County
Commission Expires 6/27/18

Acknowledgment 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

personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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.

Notary Public

Acknowledgment taken outside New York State

State of _____ County of _____ ss:

On the _____ day of _____ in the year _____ before me, the undersigned, a notary public in and for said state, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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: _____

Notary Public

Acknowledgment taken outside New York State

State of _____ County of _____ ss:

On the _____ day of _____ in the year _____ before me, the undersigned, a notary public in and for said state, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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: _____

Notary Public

**Bargain and Sale Deed
with Covenants Against Grantor's Acts**

Title No: SCTNY-119980

ALAN J. BACKELMAN

TO

HP WHITLOCK HOUSING DEVELOPMENT
FUND COMPANY, INC.

Block: 2756

Lot: 90

Borough: Bronx

RECORD AND RETURN TO:

**Daniel Padernacht, Esq.
68 W. 238th Street
Bronx, NY 10463**

Stewart Title Insurance Company

Title No.: SCTNY-119980

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

ALL that certain plot piece or parcel of land with the building and improvement thereon erected situate lying and being in the Borough of Bronx City of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of East 165th Street and the westerly side of Whitlock Avenue;

RUNNING THENCE westerly along the southerly side of East 165th Street 137.03 feet;

THENCE southerly at right angles with the said side of East 165th Street 100 feet;

THENCE westerly parallel with the southerly side of East 165th Street 10 feet;

THENCE southerly at right angles with the southerly side of East 165th Street 57 feet;

THENCE easterly parallel with the southerly side of East 165th Street to the westerly side of Whitlock Avenue;

THENCE northerly along the westerly side of Whitlock Avenue 159.75 feet more or less to the corner aforesaid the point or place of BEGINNING.

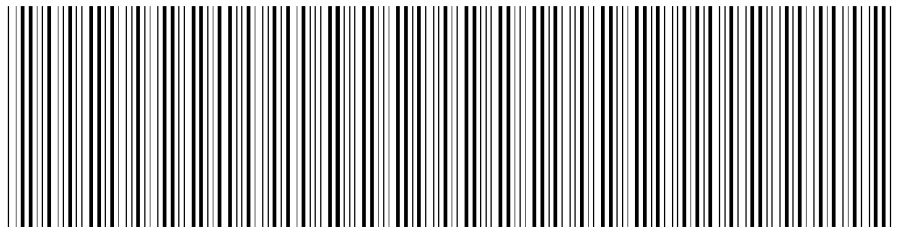
NOTE: Being Block(s) 2756, Lot(s) 90, Tax Map of the Borough of Bronx, County of Bronx.

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



2017061900010001001SBAB2

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017061900010001
Document Type: DEED

Document Date: 06-15-2017

Preparation Date: 06-21-2017

ASSOCIATED TAX FORM ID: 2017061200439

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
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: 90
- (2) Property Address: 1156 EAST 165 STREET, 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.

*clb Park Management
199 Lee Ave # 309
Brooklyn 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 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 Marks 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 1156 EAST 165 STREET 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 BACKELMAN ALAN J
 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 9 / 9 / 2015
 Month Day Year

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

12. Full Sale Price \$ 3 7 0 0 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

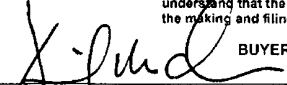
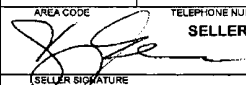
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class F 1 16. Total Assessed Value (of all parcels in transfer) 5 7 3 7 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 2756 90

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		BUYER'S ATTORNEY	
<small>BUYER SIGNATURE</small>	<small>DATE</small>	<small>LAST NAME</small>	<small>FIRST NAME</small>		
247 WEST 36TH STREET 3RD FLOOR					
<small>STREET NUMBER</small>	<small>STREET NAME (AFTER SALE)</small>	<small>AREA CODE</small>	<small>TELEPHONE NUMBER</small>		
NEW YORK	NY	10018		SELLER	
<small>CITY OR TOWN</small>	<small>STATE</small>	<small>ZIP CODE</small>	<small>SELLER SIGNATURE</small>	<small>DATE</small>	

2017061200439201

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

State of New York)
County of Westchester) 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
1156 EAST 165 STREET

Street Address Unit/Apt.
BRONX New York, 2756 90 (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).

Alan J. Buchheim
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

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

Sworn to before me
this 14th day of June 2017

Sworn to before me
this 14th day of June 2017

[Signature]
ALDEN H. WOLFE
Notary Public, State of New York
No. 01W06023751
Qualified in Rockland County
Commission Expires 6/27/18

[Signature]
MARK FAHAM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FA6101480
Qualified in Kings County
Commission Expires November 07, 2019

These statements are made with the knowledge that a willfully false representation 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.