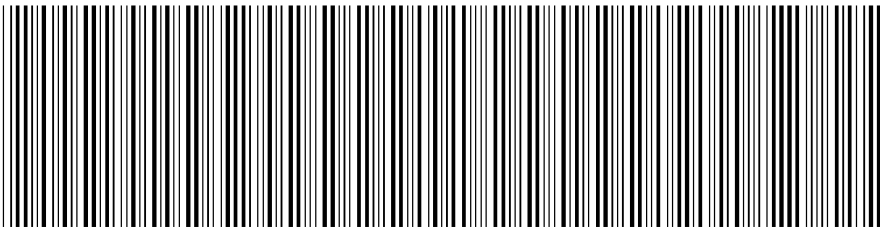


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2014071000096004002E5734

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2014071000096004

Document Date: 06-25-2014

Preparation Date: 07-10-2014

Document Type: DEED

Document Page Count: 5

PRESENTER:

INTRACOASTAL ABSTRACT CO., INC.
31 STEWART STREET
478-010495
FLORAL PARK, NY 11001
516-358-0505
RECORDINGDEPARTMENT@INTRACOASTALABSTR

RETURN TO:

MICHAEL D MCCORMACK
101 WARREN STREET
UNIT 590
NEW YORK, NY 10007

PROPERTY DATA

| Borough | Block | Lot | Unit | Address |
|---|-------|------|----------------|-------------------|
| MANHATTAN | 142 | 1558 | Entire Lot 590 | 101 WARREN STREET |
| Property Type: SINGLE RESIDENTIAL CONDO UNIT | | | | |

CROSS REFERENCE DATA

Document ID: 2014071000096002

Additional Cross References on Continuation Page

PARTIES

GRANTOR/SELLER:

CONSTANTIN LUTSENKO
101 WARREN STREET, APT. 590
NEW YORK, NY 10007

GRANTEE/BUYER:

MICHAEL D. MCCORMACK
347 DESBROSSES
NEW YORK, NY 10013

Additional Parties Listed on Continuation Page

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 27,288.75

NYS Real Estate Transfer Tax:

\$7,660.00 + \$19,150.00 = \$ 26,810.00

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

CITY OF NEW YORK

Recorded/Filed 07-14-2014 13:15

City Register File No.(CRFN):

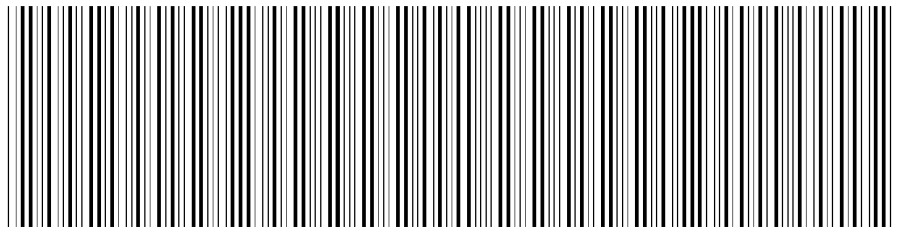
2014000234208



Annette Mc Hill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014071000096004002C55B4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2014071000096004
Document Type: DEED

Document Date: 06-25-2014

Preparation Date: 07-10-2014

CROSS REFERENCE DATA

Document ID: 2014071000096003

PARTIES

GRANTOR/SELLER:

IRINA LUTSENKO
101 WARREN STREET, APT. 590
NEW YORK, NY 10007

478-010495 NY

TT

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

7,660.

STANDARD NYBTU FORM 8006

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 25th day of June, two thousand and fourteen

between

Blk

Constantin Lutsenko and Irina Lutsenko, his wife, 101 Warren Street, Unit 590, New York, NY 10007 party of the first part, and

142

Michael D. McCormack, 34 Desbrosses, New York, NY 10013,

wt

1558

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration, lawful money of the United States, 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

See Schedule A attached

TL
CL

Being duly Intending to be the same premises as located 7/1/08 in CEN 2008000261047 in NY County

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 costs 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.

Constantin Lutsenko by Michael J. Halburst
as agent

[Seller]

Irina Lutsenko by Michael J. Halburst,
as agent

[Seller]

IN PRESENCE OF:

SCHEDULE A DESCRIPTION

The Condominium Unit (the "Unit") in the premises known as The Warren Street Condominium and by the street number 99 Warren Street and 101 Warren Street, Borough of Manhattan, City, County and State of New York, said Unit being designated and Unit No. 590 in the declaration (the "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 December 14, 2005 and recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on December 15, 2005 as crfn no. 2005000692916, as amended and restated by that certain Restated Declaration of Condominium dated December 6, 2007 and recorded December 13, 2007 as crfn no. 2007000611834, as amended by First Amendment to Restate Declaration of Condominium dated December 20, 2007 and recorded January 2, 2008 as CRFN 2008000001128, also designated as Tax Lot (s) 1558 in Block 142 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 Ismael Leyva Architects PC on December 3, 2007, and filed in the Real Property Assessment Department of the City of New York on December 10, 2007 as Condominium Plan No. 1507A also filed in the City Register's Office on December 13, 2007 as crfn no. 2007000611835. The premises within which the Unit is (are) located are more particularly described in Exhibit A attached hereto and made a part hereof. All capitalized terms herein which are not separately defined herein shall have the meanings given to those terms in the Declaration or in the By-Laws of The Warren Street Condominium. (Said By-Laws, as the same may be amended from time to time, are hereinafter referred to as the "By-Laws").

TOGETHER with an undivided 0.1456 percentage interest in the General Common Elements (as such term is defined in the Declaration);

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

BEGINNING at the corner formed by the intersection of the southerly side of Warren Street with the easterly side of West Street;

RUNNING THENCE easterly along the southerly side of Warren Street, 461.47 feet to the corner formed by the intersection of the westerly side of Greenwich Street with said southerly side of Warren Street;

THENCE southerly along the westerly side of Greenwich Street, 206.18 feet to the corner formed by the intersection of the northerly side of Murray Street with said westerly side of Greenwich Street;

THENCE westerly along the northerly side of Murray Street, 203.57 feet to a point distant 225.00 feet easterly from the corner formed by the intersection of the easterly side of West Street with the northerly side of Murray Street;

First American Title Insurance Company

Title Number: 478-010495NY

Page 2

THENCE northerly along a line forming an interior angle with the last mentioned course of 70 degrees 35 minutes 40 seconds, a distance of 86 feet to a point;

THENCE westerly at a right angle to the last mentioned course, 272.49 feet to the easterly side of West Street;

THENCE along the easterly side of West Street, the following three courses and distances:

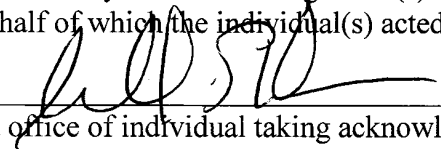
1. northerly a distance of 5.18 feet to a point;
2. continuing northerly a distance of 100.02 feet to a point;
3. continuing northerly a distance of 81.01 feet to the point or place of BEGINNING.

Less and except all that portion of the above described parcel lying above a horizontal plan drawn at an elevation of 600.00 feet above the datum level used by the Topographical Bureau, Borough of Manhattan, which is 2.75 feet above the National Geodetic Survey Vertical Datum of 1929, Mean Sea Level, Sandy Hook, New Jersey.

Acknowledgment

STATE OF New York
COUNTY OF New York ss.:

On the 25 day of June in the year 2014 before me, the undersigned, personally appeared Michael Holbenstam 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.

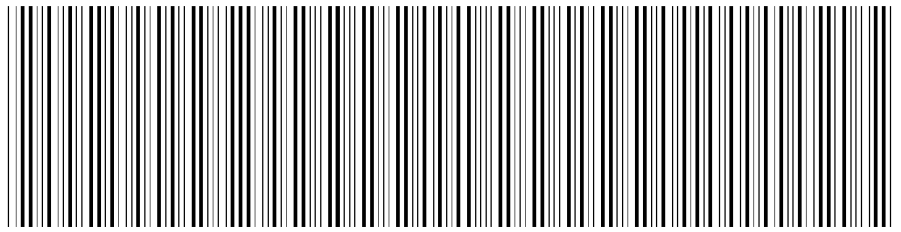


(signature and office of individual taking acknowledgment)

Acknowledgment by a Subscribing Witness

WILLIAM E. WILSON
Notary Public, State of New York
No. 01W16023601
Qualified in Nassau County
Commission Expires 4/26/2015

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014071000096004002S99B5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014071000096004
Document Type: DEED

Document Date: 06-25-2014

Preparation Date: 07-10-2014

ASSOCIATED TAX FORM ID: 2014062400041

SUPPORTING DOCUMENTS SUBMITTED:

| | Page Count |
|---|------------|
| RP - 5217 REAL PROPERTY TRANSFER REPORT | 1 |
| SMOKE DETECTOR AFFIDAVIT | 1 |

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 101 WARREN STREET 590 MANHATTAN 10007
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MCCORMACK MICHAEL, D
 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 LUTSENKO CONSTANTIN
 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 3 / 21 / 2014
 Month Day Year

11. Date of Sale / Transfer 6 / 25 / 2014
 Month Day Year

12. Full Sale Price \$ 1 9 1 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 R 4 16 Total Assessed Value (of all parcels in transfer) 1 6 3 4 8 7

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

MANHATTAN 142 1558

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.

| | | | | | | | | | | | | |
|---------------------------------------|--|--|--------------------------|--|------------------------|--|---|--|------------------|--|---------------------------|--|
| <i>Michaela...</i> BUYER SIGNATURE | | | BUYER | | <i>6/25/14</i> DATE | | <i>Rosenberg</i> LAST NAME | | BUYER'S ATTORNEY | | <i>ERIC</i> FIRST NAME | |
| 101 WARREN STREET, APT. 590 | | | STREET NAME (AFTER SALE) | | STREET NUMBER | | AREA CODE | | TELEPHONE NUMBER | | | |
| NEW YORK | | | STATE | | ZIP CODE | | <i>212</i> | | <i>286</i> | | <i>6100</i> | |
| CITY OR TOWN | | | STATE | | ZIP CODE | | <i>Constanti Wanko</i> <i>Michael Helbok</i> SELLER SIGNATURE | | SELLER | | <i>6/25/14</i> DATE | |

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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| _____ Buyer Signature | _____ Date |

SELLERS

| | |
|--|---------------------------------|
| <i>Michael Halberstam Light</i> _____ Seller Signature | <i>4/23/14</i> _____ Date |
| _____ Seller Signature | _____ Date |
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| _____ Seller Signature | _____ Date |
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| _____ Seller Signature | _____ Date |

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

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

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

101 WARREN STREET , 590
Street Address Unit/Apt.
MANHATTAN New York, 142 1558 (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).

Constantin Lutresko by Michael Halberstam, his agent

Name of Grantor (Type or Print)
Constantin Lutresko by Michael Halberstam, his agent
Signature of Grantor

Name of Grantee (Type or Print)
Michael P. Wilson
Signature of Grantee

Sworn to before me this 25 date of July 20 14

[Signature]
WILLIAM E. WILSON
Notary Public, State of New York
No. 01W16023601
Qualified in Nassau County
Commission Expires 4/26/2015

Sworn to before me this 25 date of July 20 14

[Signature]
WILLIAM E. WILSON
Notary Public, State of New York
No. 01W16023601
Qualified in Nassau County
Commission Expires 4/26/2015

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.