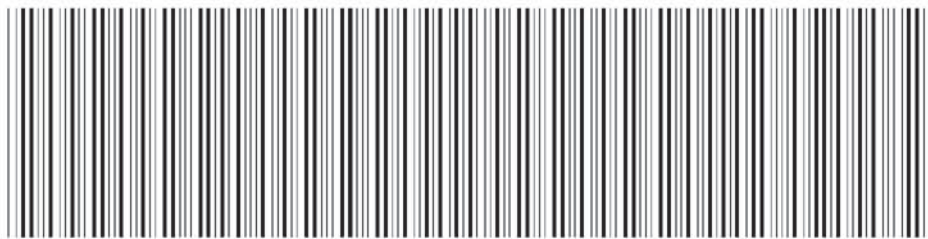


NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

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SUPPORTING DOCUMENTS SUBMITTED:

Page Count  
16

255 MORTGAGE TAX EXEMPT AFFIDAVIT

\_\_\_\_\_

Donald Zucker, duly sworn, deposes and says:

- ME1 33300653v.2

SULLIVAN PROPERTIES, L.P., a Delaware limited partnership

By: Sullivan GP, LLC, a Delaware limited liability company,  
its general partner

By: Donald Zucker  
Name: Donald Zucker  
Title: Manager

State of New York     )  
  ) ss:  
County of New York    )

On the 13 day of May in the year 2020, before me, the undersigned, personally appeared Donald Zucker, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]  
Notary Public  
[SEAL]

DANIEL F. SULLIVAN  
Notary Public, State of New York  
No. 02804297917  
Qualified in Orange County  
Commission Expires June 15, 2022

SIGNATURE AND ACKNOWLEDGMENT PAGE  
SECTION 255 TAX LAW AFFIDAVIT (MORTGAGE)

## **SCHEDULE A**

### **Description of Mortgages**

#### **Mortgage A\***

Severed Mortgage, Assignment of Leases and Rents and Security Agreement dated July 30, 1993 made by Sullivan Properties, L.P. to The Chase Manhattan Bank (National Association) to secure the principal sum of \$5,560,000.00 and recorded in the Office of the New York City Register, New York County, on August 9, 1993, in Reel 1996, page 913. **Mortgage tax paid None (Section 255 Affidavit filed).**

Assignment of Severed Mortgage dated July 30, 1993, made by The Chase Manhattan Bank (National Association) to Citibank, N.A. and recorded in the Office of the New York City Register, New York County, on August 9, 1993, in Reel 1996, page 956. Assigns Mortgage A.

Amended and Restated Mortgage, Security Agreement, and Assignment of Leases and Rents dated July 30, 1993, made by and between Sullivan Properties, L.P. and Citibank, N.A. and recorded in the Office of the New York City Register, New York County, on August 9, 1993, in Reel 1996, page 962.

Assignment of Mortgage dated December 21, 1994, made by Citibank, N.A. to The Bank of New York and recorded in the Office of the New York City Register, New York County, on January 3, 1995, in Reel 2169, page 79.

#### **Mortgage B**

Mortgage dated December 22, 1994, made by Sullivan Properties, L.P. to The Bank of New York to secure the principal sum of \$340,000.00 and recorded in the Office of the New York City Register, New York County, on January 3, 1995, in Reel 2169, page 96. **Mortgage tax paid: \$6,800.00.**

Consolidation, Modification and Extension Agreement dated December 22, 1994, made by and between Sullivan Properties, L.P. and The Bank of New York and recorded in the Office of the New York City Register, New York County, on January 3, 1995, in Reel 2169, page 111. Consolidates Mortgages A & B to form a single lien securing the principal sum of \$5,500,000.00.

Assignment of Mortgage dated as of July 16, 1998, made by The Bank of New York to Lehman Brothers Holdings Inc. d/b/a Lehman Capital, a Division of Lehman Brothers Holdings Inc., and recorded in the Office of the New York City Register, New York County, on September 16, 1998, in Reel 2707, page 1649. Assigns Mortgages A & B, as consolidated.



## **Mortgage C**

Mortgage dated July 16, 1998, made by Sullivan Properties, L.P. to Lehman Brothers Holdings Inc., d/b/a Lehman Capital, a division of Lehman Brothers Holdings Inc., to secure the principal sum of \$2,274,054.44, and recorded in the Office of the New York City Register, New York County, on September 16, 1998, in Reel 2707, page 1635. **Mortgage tax paid: \$62,537.75.**

Consolidation, Modification, Spreader and Extension Agreement dated as of July 16, 1998, made by and between Sullivan Properties, L.P. and Lehman Brothers Holdings Inc. d/b/a Lehman Capital, a Division of Lehman Brothers Holdings Inc., and recorded in the Office of the New York City Register, New York County, on September 16, 1998, in Reel 2707, page 1682 Consolidates Mortgages A, B & C to form a single lien securing the principal sum of \$7,500,000.00.

Assignment of Consolidation, Modification, Spreader and Extension Agreement dated as of August 4, 2005, effective as of July 16, 1998, made by and between Lehman Brothers Holdings Inc., d/b/a Lehman Capital, a division of Lehman Brothers Holdings Inc., to LaSalle National Bank, as Trustee for the Registered Holders of LB Commercial Mortgage Trust, Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 1998-C4, and recorded in the Office of the City Register of the City of New York on August 19, 2005, under CRFN 2005000469333. Assigns the Consolidation Agreement recorded in Reel 2707, page 1682.

Assignment of Mortgage dated as of May 1, 2008, made by LaSalle Bank National (F/K/A LaSalle National Bank), as Trustee for the Registered Holders of LB Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 1998-C4, to The Bank of New York and recorded in the Office of the City Register of the City of New York on May 20, 2008, under CRFN 2008000203093. Assigns Mortgages A through C, as consolidated.

Mortgage Modification and Extension Agreement dated as of May 1, 2008, made by and between Sullivan Properties, L.P. and The Bank of New York and recorded in the Office of the City Register of the City of New York on May 20, 2008, under CRFN 2008000203094.

Assignment of Mortgage dated as of October 16, 2008, made by The Bank of New York to Valley National Bank and recorded in the Office of the City Register of the City of New York on October 31, 2008, under CRFN 2008000425148. Assigns Mortgages A through C, as consolidated.

## **Mortgage D**

Mortgage dated as of October 16, 2008, made by Sullivan Properties, L.P. to Valley National Bank to secure the principal sum of \$13,722.09 and recorded in the Office of the City Register of the City of New York on October 31, 2008, under CRFN 2008000425149. **Mortgage tax paid: \$280.85.**

Agreement of Spreader, Consolidation and Modification of Mortgage, Security Agreement, Fixture Filing and Financing Statement dated as of October 16, 2008 made by and between Sullivan Properties, L.P. and Valley National Bank and recorded in the Office of the City Register of the City of New York on October 31, 2008, under CRFN 2008000425150. Consolidates Mortgages A through D to form a single lien securing the principal sum of \$6,500,000.00.

Mortgage Loan Assignment dated as of April 30, 2014, made by Valley National Bank to VNB Capital Corp. and recorded in the Office of the City Register of the City of New York on May 13, 2014 under CRFN 2014000163765. Assigns Mortgages A through D, as consolidated.

Assignment of Mortgage dated as of April 30, 2014, made by VNB Capital Corp. to State Farm Realty Mortgage, L.L.C. and recorded in the Office of the City Register of the City of New York on May 13, 2014 under CRFN 2014000163766. Assigns Mortgages A through D, as consolidated.

Mortgage Consolidation, Modification and Extension Agreement dated as of May 6, 2014, between Sullivan Properties, L.P. and State Farm Realty Mortgage, L.L.C. and recorded in the Office of the City Register of the City of New York on May 13, 2014 under CRFN 2014000163767. Consolidates Mortgages A through D to form a single lien securing the principal sum of \$6,500,000.00.

Mortgage and Security Agreement dated as of May 6, 2014, made by Sullivan Properties, L.P. to State Farm Realty Mortgage, L.L.C. to secure the principal sum of \$6,500,000.00 and recorded in the Office of the City Register of the City of New York on May 13, 2014 under CRFN 2014000163768. Further secures the principal indebtedness secured by Mortgages A through D, as consolidated.



## **Mortgage E**

GAP Mortgage and Security Agreement dated as of May 15, 2020 made by Sullivan Properties, L.P. to State Farm Realty Mortgage, L.L.C. to secure the principal sum of \$248,814.20 and to be duly recorded in the Office of the City Register of the City of New York. **Mortgage tax paid: \$5,100.40.**

Consolidated, Amended and Restated Mortgage and Security Agreement dated as of May 15, 2020 made between Sullivan Properties, L.P. and State Farm Realty Mortgage, L.L.C. and to be duly recorded in the Office of the City Register of the City of New York. Said Agreement consolidates, amends and restates Mortgages A through E, securing a principal balance of \$6,000,000.00.

**\*Mortgage A is the result of the following:**

## **Mortgage 1**

Mortgage dated November 20, 1969 made by 97 Sullivan St. Corp. to Lurie Mortgage Corporation and Paltab Realty Corporation to secure the principal sum of \$100,000.00 and recorded in the Office of the New York City Register, New York County, on November 24, 1969 in Reel 157 page 635. **Mortgage tax paid: \$750.00.**

Assignment of Mortgage dated June 1, 1971 from Lurie Mortgage Corporation and Paltab Realty Corporation to Sackman-Gilliland Corporation and recorded in the Office of the New York City Register, New York County, on June 4, 1971 in Reel 206 page 835. Assigns Mortgage 1.

## **Mortgage 2**

Mortgage dated June 2, 1971 made by Sull-Cor Realty, Inc. to Sackman-Gilliland Corporation to secure the principal sum of \$25,000.00 and recorded in the Office of the New York City Register, New York County, on June 4, 1971 in Reel 206 page 837. **Mortgage tax paid: \$187.50.**

Consolidation and Extension Agreement dated June 2, 1971 made between Sackman-Gilliland Corporation and Sull-Cor Realty, Inc. and recorded in the Office of the New York City Register, New York County, on June 4, 1971 in Reel 206 page 841. Consolidates Mortgages A and B to form to a single lien in the amount of \$125,000.00.

Assignment of Mortgage dated June 1, 1971 from Sackman-Gilliland Corporation to BT Mortgage Investors and recorded in the Office of the New York City Register, New York County, on July 14, 1971 in Reel 210 page 1163. Assigns Mortgages 1 and 2, as consolidated.

Assignment of Mortgage dated January 28, 1981 from BT Mortgage Investors to Wells Fargo Bank, N.A. and recorded in the Office of the New York City Register, New York County, on February 23, 1981 in Reel 555 page 1502. Assigns Mortgages 1 and 2, as consolidated.

Assignment of Mortgage dated January 30, 1981 from Wells Fargo Bank, N.A. to Bankers Trust Company and recorded in the Office of the New York City Register, New York County, on March 17, 1981 in Reel 558 page 1279. Assigns Mortgages 1 and 2, as consolidated.

Modification and Extension Agreement dated February 25, 1983 made between Bankers Trust Company and Edryn Corporation and recorded in the Office of the New York City Register, New York County, on March 2, 1983 in Reel 670 page 511.

Assignment of Mortgage dated August 8, 1984 from Bankers Trust Company to Bankers Federal Savings and Loan Association and recorded in the Office of the New York City Register, New York County, on September 14, 1984 in Reel 831 page 1939. Assigns Mortgages 1 and 2, as consolidated.

### **Mortgage 3**

Mortgage dated August 8, 1984 made by Edryn Corporation to Bankers Federal Savings and Loan Association to secure the principal sum of \$361,350.25 and recorded in the Office of the New York City Register, New York County, on September 14, 1984 in Reel 831 page 1963. **Mortgage tax paid: \$5,421.00.**

Agreement dated as of August 8, 1984 made between Edryn Corporation and Bankers Federal Savings and Loan Association and recorded in the Office of the New York City Register, New York County, on September 14, 1984 in Reel 831 page 1977. Consolidates Mortgages 1 - 3 to form a single lien in the amount of \$450,000.00.

Assignment of Mortgage dated November 14, 1989 from Bankers Federal Savings FSB f/k/a Bankers Federal Savings and Loan Association to Chase Manhattan Bank and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1949. Assigns Mortgages 1 - 3, as consolidated.

### **Mortgage 4**

Mortgage dated January 20, 1984 made by Jemiser Corp. to Rudolph Taplitz and Jacob J. Entin to secure the principal sum of \$450,000.00 and recorded in the Office of the New York City Register, New York County, on January 23, 1984 in Reel 758 page 236. **Mortgage tax paid: \$6,750.00.**

Assignment of Mortgage dated January 29, 1985 from Jacob J. Entin to Jacob J. Entin and Anne C. Entin, Trustees U/DT dated January 15, 1985 F/B/O Jacob J. Entin and Anne C. Entin and



recorded in the Office of the New York City Register, New York County, on February 7, 1985 in Reel 875 page 3. Assigns ½ interest in Mortgage 4.

Assignment of Mortgage dated July 15, 1989 from Jacob J. Entin and Anne C. Entin, Trustees U/DT dated January 15, 1985 F/B/O Jacob J. Entin and Anne C. Entin, and Freida Taplitz and William Chester Taplitz, Executors of the estate of Rudolph Taplitz, to The Chase Manhattan Bank, N.A., and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1938. Assigns Mortgage 4.

### **Mortgage 5**

Mortgage dated December 4, 1987 made by Jemiser Corp. to Philip International Corporation to secure the principal sum of \$450,000.00 and recorded in the Office of the New York City Register, New York County, on December 22, 1987 in Reel 1336 page 1923. **Mortgage tax paid: \$3,750.00.**

Assignment of Mortgage dated November 16, 1989 from Philip International Corporation to The Chase Manhattan Bank, N.A., and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1965. Assigns Mortgage 5.

### **Mortgage 6**

Mortgage dated November 25, 1985 made by Edryn Corporation to Concordia Development Co. to secure the principal sum of \$350,000.00 and recorded in the Office of the New York City Register, New York County, on December 13, 1985 in Reel 996 page 1985. **Mortgage tax paid: \$5,250.00.**

Assignment of Mortgage dated November 16, 1989 from Concordia Development Co. to The Chase Manhattan Bank, N.A., and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1971. Assigns Mortgage 6.

### **Mortgage 7**

Mortgage dated November 18, 1988 made by Edryn Corporation to Philip International Corporation to secure the principal sum of \$350,000.00 and recorded in the Office of the New York City Register, New York County, on March 28, 1989 in Reel 1553 page 1088. **Mortgage tax paid: \$5,250.00.**

Assignment of Mortgage dated November 16, 1989 from Philip International Corporation to The Chase Manhattan Bank, N.A., and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1968. Assigns Mortgage 7.

### **Mortgage 8**

Mortgage dated August 31, 1966 made by Kacejay Corporation to Manufacturers Hanover Trust Company to secure the principal sum of \$210,000.00 and recorded in the Office of the New York City Register, New York County, on September 1, 1966 in Rec. Liber 98 page 253. **Mortgage tax paid: \$1,050.00.**

Assignment of Mortgage dated November 14, 1967 from Manufacturers Hanover Trust Company to Albany Savings Bank and recorded in the Office of the New York City Register, New York County, on November 17, 1967 in Rec. Liber 244 page 404. Assigns Mortgage 8.

### **Mortgage 9**

Mortgage dated January 30, 1968 made by Kacejay Corporation to Albany Savings Bank to secure the principal sum of \$40,000.00 and recorded in the Office of the New York City Register, New York County, on January 31, 1968 in Rec. Liber 271 page 362. **Mortgage tax paid: \$200.00.** By its terms, Mortgage 9 is consolidated with Mortgage 8 to form a single lien in the amount of \$250,000.00.

Assignment of Mortgage dated July 19, 1971 from Albany Savings Bank to Sackman-Gilliland Corporation and recorded in the Office of the New York City Register, New York County, on July 23, 1971 in Reel 211 page 1877. Assigns Mortgages 8 and 9, as consolidated.

### **Mortgage 10**

Mortgage dated July 21, 1971 made by Sull-Cor Realty, Inc. to Sackman-Gilliland Corporation to secure the principal sum of \$249,092.30 and recorded in the Office of the New York City Register, New York County, on July 26, 1971 in Reel 212 page 151. **Mortgage tax paid: \$1,868.25.**

Consolidation and Extension Agreement dated July 21, 1971 made between Sackman-Gilliland Corporation and Sull-Cor Realty, Inc. and recorded in the Office of the New York City Register, New York County, on July 23, 1971 in Reel 211 page 1881. Consolidates Mortgages 8 – 10 to form a single lien in the amount of \$450,000.00.

Assignment of Mortgage dated July 29, 1971 from Sackman-Gilliland Corporation to BT Mortgage Investors and recorded in the Office of the New York City Register, New York County, on August 10, 1971 in Reel 214 page 293. Assigns Mortgages 8 - 10, as consolidated.

Assignment of Mortgage dated January 28, 1981 from BT Mortgage Investors to Wells Fargo Bank, N.A. and recorded in the Office of the New York City Register, New York County, on February 25, 1981 in Reel 556 page 216. Assigns Mortgages 8 - 10, as consolidated.



Assignment of Mortgage dated January 30, 1981 from Wells Fargo Bank, N.A. to Bankers Trust Company and recorded in the Office of the New York City Register, New York County, on March 17, 1981 in Reel 558 page 1282. Assigns Mortgages 8 - 10, as consolidated.

Modification and Extension Agreement dated February 25, 1983 made between Bankers Trust Company and Edryn Corporation and recorded in the Office of the New York City Register, New York County, on March 2, 1983 in Reel 670 page 505.

Assignment of Mortgage dated September 14, 1984 from Bankers Trust Company to Bankers Federal Savings and Loan Association and recorded in the Office of the New York City Register, New York County, on December 12, 1984 in Reel 855 page 929. Assigns Mortgages 8 – 10, as consolidated.

#### **Mortgage 11**

Mortgage dated November 7, 1978 made by Edryn Corporation to Philip International Corporation to secure the principal sum of \$50,000.00 and recorded in the Office of the New York City Register, New York County, on March 13, 1987 in Reel 1202 page 1110. **Mortgage tax paid: \$625.00.**

Assignment of Mortgage dated August 1, 1984 from Philip International Corporation to Shanatey Corporation and recorded in the Office of the New York City Register, New York County, on September 14, 1984 in Reel 831 page 1949. Assigns Mortgage 11.

Assignment of Mortgage dated September 14, 1984 from Shanatey Corporation to Bankers Federal Savings and Loan Association and recorded in the Office of the New York City Register, New York County, on December 12, 1984 in Reel 855 page 954. Assigns Mortgage 11.

#### **Mortgage 12**

Mortgage dated April 10, 1968 made by Kacejay Corporation to Philger Realty Corp. to secure the principal sum of \$70,000.00 and recorded in the Office of the New York City Register, New York County, on May 17, 1968 in Rec. Liber 306 page 375. **Mortgage tax paid: \$350.00**

Assignment of Mortgage dated September 15, 1971 from Philger Realty Corp. to The Mastan Company Incorporated and recorded in the Office of the New York City Register, New York County, on September 24, 1971 in Reel 217 page 1635. Assigns Mortgage 12.

#### **Mortgage 13**

Mortgage dated October 23, 1968 made by Kacejay Corporation to Philger Realty Corp. to secure the principal sum of \$40,000.00 and recorded in the Office of the New York City Register, New York County, on November 14, 1968 in Reel 123 page 198. **Mortgage tax paid: \$200.00.**



Assignment of Mortgage dated September 15, 1971 from Philger Realty Corp. to The Mastan Company Incorporated and recorded in the Office of the New York City Register, New York County, on September 24, 1971 in Reel 217 page 1637. Assigns Mortgage 13.

#### **Mortgage 14**

Mortgage dated August 26, 1970 made by 97 Sullivan St. Corp. to Lurie Mortgage Corporation to secure the principal sum of \$15,000.00 and recorded in the Office of the New York City Register, New York County, on August 28, 1970 in Reel 182 page 1227. **Mortgage tax paid: \$112.50.**

Assignment of Mortgage dated June 1, 1971 from Lurie Mortgage Corporation to Paltab Realty Corporation and recorded in the Office of the New York City Register, New York County, on June 4, 1971 in Reel 206 page 852. Assigns Mortgage 14.

Assignment of Mortgage dated September 14, 1971 from Paltab Realty Corporation to The Mastan Company, Incorporated and recorded in the Office of the New York City Register, New York County, on September 24, 1971 in Reel 217 page 1633. Assigns Mortgage 14.

#### **Mortgage 15**

Mortgage dated September 15, 1971 made by Sull-Cor Realty, Inc. to The Mastan Company, Incorporated to secure the principal sum of \$50,000.00 and recorded in the Office of the New York City Register, New York County, on September 24, 1971 in Reel 217 page 1639. **Mortgage tax paid: \$625.00.**

Consolidation and Extension Agreement dated September 15, 1971 made between The Mastan Company, Incorporated and Sull-Cor Realty, Inc. and recorded in the Office of the New York City Register, New York County, on September 24, 1971 in Reel 217 page 1625. Consolidates Mortgages 12 – 15 to form a single lien in the amount of \$175,000.00.

Assignment of Mortgage dated October 10, 1974 from The Mastan Company, Incorporated to Bleecker-Thompson Corporation and recorded in the Office of the New York City Register, New York County, on October 22, 1974 in Reel 327 page 581. Assigns Mortgage 12 – 15, as consolidated.

Consolidation and Extension Agreement dated October 10, 1974 made between Bleecker-Thompson Corporation and Edryn Corporation and recorded in the Office of the New York City Register, New York County, on October 22, 1974 in Reel 327 page 584. Restates Mortgages 12 – 15, as consolidated, securing the principal sum of \$80,000.00.

Assignment of Mortgage dated November 29, 1977 from Bleecker-Thompson Corporation to Philip International Corporation and recorded in the Office of the New York City Register, New York County, on December 9, 1977 in Reel 420 page 1466. Assigns Mortgages 12 – 15, as consolidated.

#### **Mortgage 16**

Mortgage dated November 29, 1977 made by Edryn Corporation to Philip International Corporation to secure the principal sum of \$45,000.00 and recorded in the Office of the New York City Register, New York County, on December 9, 1977 in Reel 420 page 1468. **Mortgage tax paid: \$562.50.**

Consolidation and Extension Agreement dated November 29, 1977 made between Philip International Corporation and Edryn Corporation and recorded in the Office of the New York City Register, New York County, on December 9, 1977 in Reel 420 page 1474. Consolidates Mortgages 12 – 16 to form a single lien in the amount of \$125,000.00.

Assignment of Mortgage dated October 24, 1983 from Philip International Corporation to Shanatey Corporation and recorded in the Office of the New York City Register, New York County, on November 15, 1983 in Reel 735 page 1560. Assigns Mortgages 12 – 16, as consolidated.

Assignment of Mortgage dated December 12, 1983 from Shanatey Corporation to Philip International Corporation and recorded in the Office of the New York City Register, New York County, on December 16, 1983 in Reel 745 page 1974. Assigns Mortgages 12 – 16, as consolidated.

Assignment of Mortgage dated August 2, 1984 from Philip International Corporation to Shanatey Corporation and recorded in the Office of the New York City Register, New York County, on September 14, 1984 in Reel 831 page 1955. Assigns Mortgages 12 – 16, as consolidated.

Assignment of Mortgage dated September 14, 1984 from Shanatey Corporation to Bankers Federal Savings and Loan Association and recorded in the Office of the New York City Register, New York County, on December 12, 1984 in Reel 855 page 956. Assigns Mortgages 12 – 16, as consolidated.

#### **Mortgage 17**

Mortgage dated September 14, 1984 made by Edryn Corporation to Bankers Federal Savings and Loan Association to secure the principal sum of \$163,819.25 and recorded in the Office of the



New York City Register, New York County, on December 12, 1984 in Reel 855 page 932.  
**Mortgage tax paid: \$2,457.00.**

Consolidation Agreement dated as of September 14, 1984 made between Edryn Corporation and Bankers Federal Savings and Loan Association and recorded in the Office of the New York City Register, New York County, on December 12, 1984 in Reel 855 page 939. Consolidates Mortgages 8 – 17 to form a single lien in the amount of \$675,000.00.

Assignment of Mortgage dated November 13, 1989 from Bankers Federal Savings and Loan Association to Chase Manhattan Bank and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1941. Assigns Mortgages 8 – 17, as consolidated.

### **Mortgage 18**

Mortgage dated September 3, 1987 made by 115 Sullivan Street Corp. to Philip International Corporation to secure the principal sum of \$250,000.00 and recorded in the Office of the New York City Register, New York County, on September 30, 1987 in Reel 1297 page 466.  
**Mortgage tax paid: \$3,750.00.**

Assignment of Mortgage dated November 16, 1989 from Philip International Corporation to The Chase Manhattan Bank, N.A. and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1962. Assigns Mortgage 18.

### **Mortgage 19**

Mortgage dated June 29, 1973 made by Taraco Realty, Inc. to Ellenville Savings Bank to secure the principal sum of \$90,000.00 and recorded in the Office of the New York City Register, New York County, on July 5, 1978 in Reel 284 page 384. **Mortgage tax paid: \$1,125.00.**

Assignment of Mortgage dated October 18, 1983 from Ellenville Savings Bank to Maspeth Federal Savings and Loan Association and recorded in the Office of the New York City Register, New York County, on October 26, 1983 in Reel 730 page 663. Assigns Mortgage 19.

### **Mortgage 20**

Mortgage dated October 24, 1983 made by Taraco Realty Inc. to Maspeth Federal Savings and Loan Association to secure the principal sum of \$371,015.96 and recorded in the Office of the New York City Register, New York County, on October 26, 1983 in Reel 730 page 665.  
**Mortgage tax paid: \$5,565.00.**



Agreement dated October 24, 1983 made between Maspeth Federal Savings and Loan Association and Taraco Realty Inc. and recorded in the Office of the New York City Register, New York County, on October 26, 1983 in Reel 730 page 669. Consolidates Mortgages 19 – 20 to form a single lien in the amount of \$425,000.00.

Assignment of Mortgage dated November 15, 1989 from Maspeth Federal Savings and Loan Association to The Chase Manhattan Bank, N.A. and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1955. Assigns Mortgages 19 – 20, as consolidated.

### **Mortgage 21**

Mortgage dated April 2, 1979 made by C.J.K. Realty Corp. to Mary Grillo, Lucy Mazziotta, Anna Maggio, Edith Rocco and George Baratta to secure the principal sum of \$80,000.00 and recorded in the Office of the New York City Register, New York County, on April 10, 1979 in Reel 477 page 823. **Mortgage tax paid: \$1,200.00.**

Assignment of Mortgage dated May 26, 1987 from Lucy Mazziotta, Anna Maggio, Edith Rocco, George Baratta and Anna Brandt, as Administratrix of the Estate of Mary Grillo, to Geraldine Bradler and recorded in the Office of the New York City Register, New York County, on May 29, 1987 in Reel 1237 page 1021. Assigns Mortgage 21.

Assignment of Mortgage dated November 16, 1989 from Geraldine Bradler to The Chase Manhattan Bank, N.A. and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1935. Assigns Mortgage 21.

### **Mortgage 22**

Mortgage dated April 2, 1979 made by J.C.K. Realty Corp. to Rose Gold, Estelle Kupfer, Audrey Hupfer, Matalie Levy, Andre Langer and Elaine Langer and Joseph Langer to secure the principal sum of \$40,000.00 and recorded in the Office of the New York City Register, New York County, on May 17, 1979 in Reel 481 page 1277. **Mortgage tax paid: \$600.00.**

Assignment of Mortgage dated August 27, 1984 from Audrey Kupfer to Walkwood Corp. and recorded in the Office of the New York City Register, New York County, on January 13, 1987 in Reel 1173 page 866. Assigns interest in Mortgage 22.

Assignment of Mortgage dated August 26, 1984 from Elaine Langer and Natalie Levy, as Executrices of the Estate of Estelle Kupfer, to Walkwood Corp. and recorded in the Office of the

New York City Register, New York County, on January 13, 1987 in Reel 1173 page 868. Assigns interests in Mortgage 22.

Assignment of Mortgage dated August 26, 1984 from Elaine Langer and Andre Langer to Walkwood Corp. and recorded in the Office of the New York City Register, New York County, on January 13, 1987 in Reel 1173 page 870. Assigns interests in Mortgage 22.

Assignment of Mortgage dated August 27, 1984 from Natalie Levy a/k/a Matalie Levy to Walkwood Corp. and recorded in the Office of the New York City Register, New York County, on January 13, 1987 in Reel 1173 page 872. Assigns interest in Mortgage 22.

Assignment of Mortgage dated August 27, 1984 from Joseph Langer to Walkwood Corp. and recorded in the Office of the New York City Register, New York County, on January 13, 1987 in Reel 1173 page 874. Assigns interest in Mortgage 22.

Assignment of Mortgage dated August 26, 1984 from Rose Gold to Walkwood Corp. and recorded in the Office of the New York City Register, New York County, on January 13, 1987 in Reel 1173 page 876. Assigns interest in Mortgage 22.

Assignment of Mortgage dated April 9, 1987 from Walkwood Corp. to Philip International Corporation and recorded in the Office of the New York City Register, New York County, on April 30, 1987 in Reel 1223 page 2064. Assigns Mortgage 22.

### **Mortgage 23**

Mortgage dated April 9, 1987 made by C.J.K. Realty Corp. to Philip International Corporation to secure the principal sum of \$313,000.00 and recorded in the Office of the New York City Register, New York County, on April 30, 1987 in Reel 1223 page 2066. **Mortgage tax paid: \$4,695.00.**

Consolidation Agreement dated April 9, 1987 made between Philip International Corporation and C.J.K. Realty Corp. and recorded in the Office of the New York City Register, New York County, on April 30, 1987 in Reel 1223 page 2070. Consolidates Mortgages 22 and 23 to form a single lien in the amount of \$353,000.00.

Assignment of Mortgage dated November 16, 1989 from Philip International Corporation to The Chase Manhattan Bank, N.A. and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1958. Assigns Mortgages 22 and 23, as consolidated.

### **Mortgage 24**



Mortgage, Assignment of Leases and Rents and Security Agreement dated November 17, 1989 made by Sullivan Properties, L.P. to The Chase Manhattan Bank (National Association) to secure the principal sum of \$3,580,499.97 and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 1974. **Mortgage tax paid: \$480,561.25.**

Mortgage Assumption, Consolidation, Modification and Spreader Agreement dated as of November 17, 1989 made between The Chase Manhattan Bank (National Association) and Sullivan Properties, L.P. and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 2006. Consolidates Mortgages 1 – 24 to secure the principal sum of \$7,032,769.00.

Note and Mortgage Severance Agreement dated as of July 30, 1993 by and between Sullivan Properties, L.P. and The Chase Manhattan Bank (National Association) and recorded in the Office of the New York City Register, New York County, on August 9, 1993 in Reel 1996 page 879. Splits and severs the lien of Mortgages 1 - 24, as consolidated, into the following two liens:

- a. A lien of \$5,560,000.00, which lien is evidenced by Severed Mortgage, Assignment of Leases and Rents and Security Agreement dated as of July 30, 1997 made by Sullivan Properties, L.P. to The Chase Manhattan Bank (National Association) (“**Mortgage A**”) and recorded in the Office of the New York City Register, New York County, on August 9, 1993 in Reel 1996 page 913; and
- b. A lien of \$1,472,769.00, which lien Mortgage Assumption, Consolidation, Modification and Spreader Agreement dated as of November 17, 1989 made between The Chase Manhattan Bank (National Association) and Sullivan Properties, L.P. and recorded in the Office of the New York City Register, New York County, on November 22, 1989 in Reel 1640 page 2006, which lien does not encumber the Land set forth in Schedule A as released pursuant to Release of Mortgage recorded in Reel 2707 page 1659.



Detailed Document Information

Prepared: 12/2/2021 7:29:10 PM  
Page: 1 Of 2

Current Search Criteria:

Document ID: 2020052000291002

DOCUMENT ID:	2020052000291002	CRFN :	2020000155421	COLLATERAL:	N / A
# of PAGES:	50	REEL-PAGE:	N / A-N / A	EXPIRATION DATE:	N / A
DOC. TYPE:	AGREEMENT	FILE NUMBER:	N / A	ASSESSMENT DATE:	N / A
DOC. DATE:	5/15/2020	RECORDED/FILED:	5/26/2020 11:56:33 AM	SLID #:	N / A
DOC. AMOUNT:	\$6,000,000.00	BOROUGH:	MANHATTAN	MAP SEQUENCE #:	N / A
% TRANSFERRED:	N / A	RPTT #:	N / A	MESSAGE:	N / A

PARTY1						
NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP	COUNTRY
SULLIVAN PROPERTIES, L.P.	C/O THE ZUCKER ORGANIZATION	101 WEST 55TH STREET	NEW YORK	NY	10019	US

PARTY2						
NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP	COUNTRY
STATE FARM REALTY MORTGAGE, L.L.C.	ONE STATE FARM PLAZA		BLOOMINGTON	IL	61710	US

PARTY3/Others						
NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP	COUNTRY

PARCELS										
BOROUGH:	BLOCK	LOT	PARTIAL LOT	PROPERTY TYPE	EASEMENT	AIR RIGHTS	SUBTERRANEAN RIGHTS	PROPERTY ADDRESS	UNIT	REMARKS
MANHATTAN / NEW YORK	503	1	E	COMMERCIAL REAL ESTATE	N	N	N	97 SULLIVAN STREET		
MANHATTAN / NEW YORK	503	6	E	COMMERCIAL REAL ESTATE	N	N	N	107 - 109 SULLIVAN STREET		
MANHATTAN / NEW YORK	503	8	E	APARTMENT BUILDING	N	N	N	111 SULLIVAN STREET		
MANHATTAN / NEW YORK	503	9	E	APARTMENT BUILDING	N	N	N	113 SULLIVAN STREET		
MANHATTAN / NEW YORK	503	10	E	APARTMENT BUILDING	N	N	N	115 SULLIVAN STREET		
MANHATTAN / NEW YORK	503	11	E	APARTMENT BUILDING	N	N	N	117 SULLIVAN STREET		
MANHATTAN / NEW YORK	503	12	E	COMMERCIAL REAL ESTATE	N	N	N	119 SULLIVAN STREET		

REFERENCES						
CRFN	DOCUMENT ID	BOROUGH	YEAR	REEL	PAGE	FILE NBR
		MANHATTAN	1993	1996	913	

Detailed Document Information

		MANHATTAN	1995	2169	96	
		MANHATTAN	1998	2707	1635	
2008000425149						
	2020052000291001					

REMARKS