

YAHOO! MAIL

**Subject** Fw: Fwd: \*\*\* Notice from JP Morgan Chase, N/A.

**From** Bo Dincer <bo.dincer@yahoo.com>

**To:** Baris Dincer <bdincer66@icloud.com>, Lee Bollinger <officeofthepresident@columbia.edu>, stringer@comptroller.nyc.gov <stringer@comptroller.nyc.gov>, Governor Hochul <governor.hochul@exec.nyc.com>, Editorial Investmentnews Noreply <noreply@editorial.investmentnews.com>, Supremecourt Noreplypio <noreplypio@supremecourt.com>, Dow Jones <noreply@dowjones.com>, Twosigma Noreply <noreply@twosigma.com>, Chegg <noreplymfa@chegg.com>, New York Post <customerservice+noreply@nypost.com>, LinkedIn <editors-noreply@linkedin.com>, support-noreply@aleks.com <support-noreply@aleks.com>, noreplypio@supremecourt.gov <noreplypio@supremecourt.gov>, LinkedIn <messaging-digest-noreply@linkedin.com>, LinkedIn <jobalerts-noreply@linkedin.com>, LinkedIn <jobs-noreply@linkedin.com>, LinkedIn <news-noreply@linkedin.com>, LinkedIn <newsletters-noreply@linkedin.com>, Noreen Linn <noreenhlinn@yahoo.com>, nyscef@nycourts.com <nyscef@nycourts.com>, norman.zivin@wolfgreenfield.com <norman.zivin@wolfgreenfield.com>, marilyn.noa@nypd.org <marilyn.noa@nypd.org>, Derek C. Bowe, Jr. (via Maxient) <notifications@maxient.com>, FDIC Public Information <publicinfo@fdic.gov>, Hackerrank No-reply <no-reply@hackerrank.com>, charles.novak@nypd.org <charles.novak@nypd.org>, Crc-no-reply <crc-no-reply@ftc.gov>, Us Greenhouse Mail No-reply <no-reply@us.greenhouse-mail.io>, FINRA Corporate Notification <finracorporatenotification@finra.org>, Norman Fuchs <nfuchs@plannersecurities.com>, abanews@americanbar.org <abanews@americanbar.org>, assessments@fdic.gov <assessments@fdic.gov>, liason2@atf.gov <liason2@atf.gov>, ofac\_feedback@treasury.gov <ofac\_feedback@treasury.gov>

**Cc:** Stephen O'Connell <sgo2107@columbia.edu>, Izucker@mskyline.com <Izucker@mskyline.com>, Shari Laskowitz <slaskowitz@ingramllp.com>, LLC. MANHATTAN SKYLINE <administrator@mskyline.com>, Paul Regan <legal@mskyline.com>, William McKenzie <wmckenzi@nycourts.gov>, cweiss@ingramllp.com <cweiss@ingramllp.com>, MOLLY WEISS <mweiss@ingramllp.com>, Judith J. Craig <judcraig@fdic.gov>, legalsasst@mskyline.com <legalsasst@mskyline.com>, Manhattan Skyline <concierge@stlnyc.com>, MANHATTAN SKYLINE MANAGEMENT CORP. <super@sullivanmews.com>, Chicago Reserve Banks <credit\_risk\_management@chi.frb.org>, Chicago Office Equipment & Supplies <chicago@sec.gov>, David Moore <david.moore.ct95@statefarm.com>, chicago@sec.com <chicago@sec.com>

**Date** Fri, Jun 17, 2022 at 8:11 AM

See also, this mornings news in Birmingham, let us pray.  
/S/ BO DINCER.

----- Forwarded Message -----

**From:** "Bo Dincer" <bo.dincer@yahoo.com>  
**To:** "Shari Laskowitz" <slaskowitz@ingramllp.com>, "LLC. MANHATTAN SKYLINE" <administrator@mskyline.com>, "William McKenzie" <wmckenzi@nycourts.gov>, "Stephen O'Connell" <sgo2107@columbia.edu>, "endowmentadmin@columbia.edu" <endowmentadmin@columbia.edu>, "cweiss@ingramllp.com" <cweiss@ingramllp.com>, "MOLLY WEISS" <mweiss@ingramllp.com>, "Ricki Roer" <ricki.roer@wilsonelser.com>, "Ashley V. Humphries" <ashley.humphries@wilsonelser.com>, "kevin.kilkenny@chase.com" <kevin.kilkenny@chase.com>, "Malia D. Chatman" <malia.d.chatman@chase.com>, "Izucker@mskyline.com" <Izucker@mskyline.com>, "MSKYLINE" <anne@thehighlandpartners.com>, "Jpetit Petit" <jpetit@mccarter.com>, "Thermanson" <thermanson@northmarq.com>, "NORTHERN TRUST" <sjs5@ntrs.com>, "MATT HARVEY" <mharvey13@bloomberg.net>, "JAMES GORMAN [MORGAN STANLEY]" <james.gorman@morganstanley.com>  
**Cc:** "The New York Times" <help@nytimes.com>, "NYC DEPT OF BUILDINGS" <ainfo@buildings.nyc.gov>, "DOB - DEVELOPMENT HUB" <nycdevelopmenthub@buildings.nyc.gov>, "nycspaces@gmail.com" <nycspaces@gmail.com>, "Chanukah On Ice NYC" <sarah@chabadwestside.org>, "NYCTLservicing@tcmfund.com" <NYCTLservicing@tcmfund.com>, "Nyscef" <nyscef@nycourts.gov>, "BD (NYSBA MRC)" <mrc@nysba.org>, "governor.hochul@exec.nyc.com" <governor.hochul@exec.nyc.com>, "MSHY1 [ DEC 18 - 2021]" <mshy1@bloomberg.net>, "jpmcinvestorrelations@jpmchase.com" <jpmcinvestorrelations@jpmchase.com>, "liason2@atf.gov" <liason2@atf.gov>, "Lee Bollinger" <officeofthepresident@columbia.edu>, "Daniel Richman" <dcr2132@columbia.edu>, "jbc2167@columbia.edu" <jbc2167@columbia.edu>, "FDIC Public Information" <publicinfo@fdic.gov>, "Bloomberg L.P." <bbrief@bloomberg.net>, "bofamarkets@bofa.com" <bofamarkets@bofa.com>, "Lee Bollinger" <bollinger@columbia.edu>, "VP:Quantitative Management" <steve@bloomberg.net>, "cnk-ccm@bop.gov" <cnk-ccm@bop.gov>, "CCD1 Const-Safety (Buildings)" <ccd1const-safety@buildings.nyc.gov>, "Cc:" <residentialbrokerage@rebny.com>, "gs-housing@columbia.edu" <gs-housing@columbia.edu>, "newyork@sec.gov" <newyork@sec.gov>, "chicago@sec.gov" <chicago@sec.gov>  
**Sent:** Fri, Jun 17, 2022 at 7:54 AM  
**Subject:** Fw: Fwd: \*\*\* Notice from JP Morgan Chase, N/A.  
Unlawful property rents are not legal for custody any US depository, per the FDIC.

/S/ BO DINCER.

1 / 67 | - 75% + |

FILED: NEW YORK COUNTY CLERK 08/09/2020 02:24 AM


INDEX NO. 153974/2020

NYSCEF DOC. NO. 312

RECEIVED NYSCEF: 08/09/2020

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.



2020052000291002002EFC6F

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 50

Document ID: 2020052000291002      Document Date: 05-15-2020      Preparation Date: 05-26-2020

Document Type: AGREEMENT

Document Page Count: 48

PRESENTER:



NEW YORK LAND SERVICES/TO BE PICKED UP  
630 THIRD AVENUE- 12TH FLOOR  
NEW YORK, NY 10017  
212-490-2277  
TITLE NO. 20NYM13450

RETURN TO:

MCCARTER & ENGLISH, LLP  
ATTN: JEFFREY A. PETIT, ESQ.  
FOUR GATEWAY CENTER/100 MULBERRY STREET  
NEWARK, NJ 07102

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	503	1	Entire Lot	97 SULLIVAN STREET
Property Type: COMMERCIAL REAL ESTATE				

Borough	Block	Lot	Unit	Address
MANHATTAN	503	6	Entire Lot	107 - 109 SULLIVAN STREET
Property Type: COMMERCIAL REAL ESTATE				
<input checked="" type="checkbox"/> Additional Properties on Continuation Page				
CROSS REFERENCE DATA				
MANHATTAN Year: 1993 Reel: 1996 Page: 913				
<input checked="" type="checkbox"/> Additional Cross References on Continuation Page				
PARTIES				
PARTY 1: SULLIVAN PROPERTIES, L.P. C/O THE ZUCKER ORGANIZATION, 101 WEST 55TH STREET NEW YORK, NY 10019			PARTY 2: STATE FARM REALTY MORTGAGE, L.L.C. ONE STATE FARM PLAZA BLOOMINGTON, IL 61710	
FEES AND TAXES				
Mortgage :			Filing Fee:	
Mortgage Amount:	\$	6,000,000.00	\$	0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:		255	\$	0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	0.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	295.00		
Affidavit Fee:	\$	8.00		
				
			RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 05-26-2020 11:56 City Register File No.(CRFN): 2020000155421  City Register Official Signature	

[https://a836-acris.nyc.gov/DS/DocumentSearch/DocumentImageView?doc\\_id=2020052000291002](https://a836-acris.nyc.gov/DS/DocumentSearch/DocumentImageView?doc_id=2020052000291002)

1/67

Bo Dincer

7m

[https://a836-acris.nyc.gov/DS/DocumentSearch/DocumentImageView?doc\\_id=2020052000291002](https://a836-acris.nyc.gov/DS/DocumentSearch/DocumentImageView?doc_id=2020052000291002)

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NYSCEF DOC. NO. 312

RECEIVED NYSCEF: 08/0

Loan Documents (as defined in Section 1.3) including, without limitation, sums owing from or required to be paid by Mortgagor as a result of the breach or non-performance of any of the Obligations (as defined in Article Two), regardless of whether Mortgagor is personally liable for any such payment.

#### 1.4 Loan Documents.

In addition to this Mortgage and the Note, there have been executed and delivered to and in favor of State Farm certain other loan documents (the Note, this Mortgage and all other documents and instruments, whether now or hereafter existing, which secure or guarantee payment of the Note or are otherwise executed in connection with the Loan, as the same may hereafter be amended, modified, supplemented or replaced from time to time, are collectively referred to herein as the "Loan Documents". The Loan Documents include, without limitation, a guaranty (whether one or more, the "Guaranty") executed by Donald Zucker (whether one or more, the "Guarantor") of even date herewith.

#### ARTICLE TWO THE GRANT

LOAN 50074 - SECTION 3.6 --- TAX RISKS.

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(b) Mortgagor shall first notify State Farm in writing of the intention of Mortgagor to contest the same before any Contested Liens have been increased by any interest, penalties or costs.

3.6 Tax and Lien Payments by State Farm.

(a) Upon the failure of Mortgagor to pay the Tax Deposits as required in Section 3.3 or, in the event said payments are waived by State Farm, to pay the Taxes required to be paid in Section 3.5 above (unless Mortgagor is contesting the Taxes as provided in Section 3.5 above), State Farm is authorized, in its sole discretion, to make any payment of Taxes in accordance with any tax bill or statement from the appropriate public office without inquiry into the accuracy or validity of any Taxes, sales, forfeiture of title or claim relating thereto.

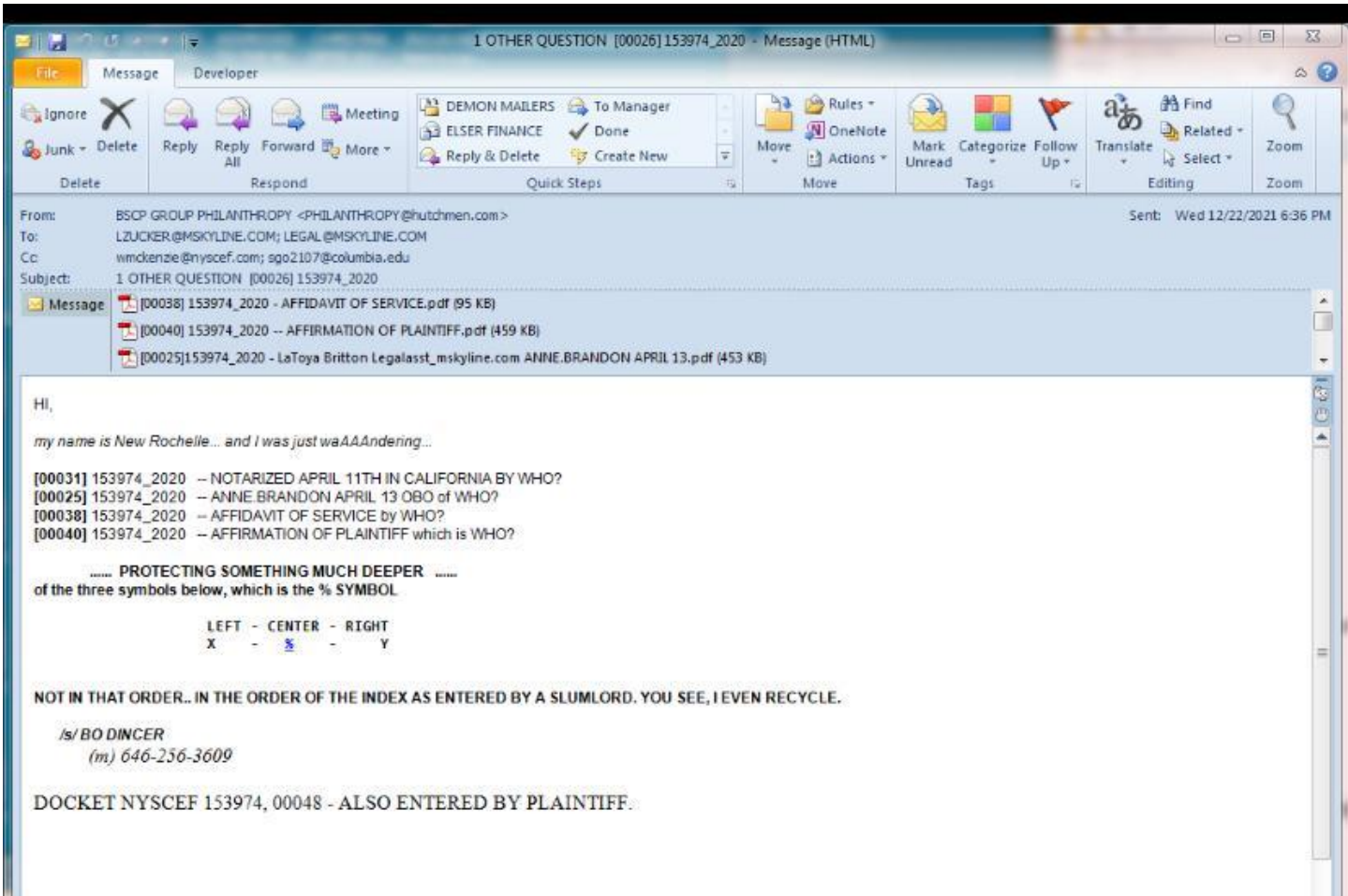
(b) State Farm is also authorized, in the place and stead of Mortgagor, to make any payment relating to any apparent or threatened adverse title, lien, claim of lien, encumbrance, claim, charge or payment otherwise relating to any other purpose but not enumerated in this Section, whenever, in State Farm's judgment and discretion, such payment seems necessary to protect the full security intended to be created by this Mortgage.

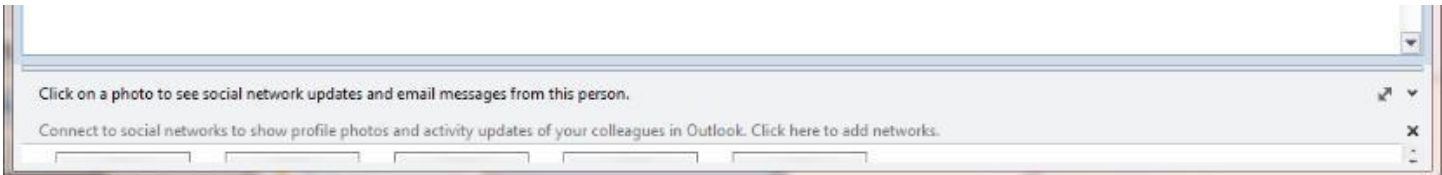
(c) All such payments authorized by this Section 3.6 that are not promptly reimbursed by Mortgagor shall constitute additional Indebtedness and shall be immediately due and payable by Mortgagor to State Farm upon demand with interest at the Default Rate (as defined in the Note) from the date of such payment.

CC/BCC, From bo.dincer@yahoo.com

Please make certain Miss Laskowitz is no longer a danger to society

/S/ BO DINCER





GTG.



----- Forwarded Message -----  
**From:** "Bo Dincer" <bo.dincer@yahoo.com>  
**To:** "FDIC Public Information" <publicinfo@fdic.gov>  
**Cc:** "Governor Hochul" <governor.hochul@exec.nyc.com>, "Supremecourt Noreplypio" <noreplypio@supremecourt.gov>, "Supremecourt Noreplypio" <noreply@supremecourt.gov>  
**Sent:** Fri, Jun 17, 2022 at 7:39 AM  
**Subject:** Fw: Fwd: \*\*\* Notice from JP Morgan Chase, N/A.  
She doesn't like the court index numbers?  
- willfully should also be prosecuted under USC Title 18.215, 18.2, 18.3, 18.4, et. al..  
God Bless.  
  
/S/ BO DINCER

----- Forwarded Message -----  
**From:** "Bo Dincer" <bdincer66@icloud.com>  
**To:** "Shari Laskowitz" <slaskowitz@ingramllp.com>  
**Sent:** Thu, Jun 16, 2022 at 5:31 PM  
**Subject:** Fwd: \*\*\* Notice from JP Morgan Chase, N/A.  
  
/BD  
  
Begin forwarded message:  
  
**From:** Bo Dincer <bdincer66@icloud.com>  
**Date:** June 16, 2022 at 5:25:54 PM EDT  
**To:** Ricki Roer <ricki.roer@wilsonelser.com>, Ashley Humphries <ashley.humphries@wilsonelser.com>, Shari Laskowitz <slaskowitz@ingramllp.com>, LZUCKER@mskyline.com  
**Cc:** Steve O'Connell <Sgo2107@columbia.edu>  
**Subject:** Fwd: \*\*\* Notice from JP Morgan Chase, N/A.  
  
TY.  
  
/BD  
  
Begin forwarded message:

**From:** Bo Dincer <bdincer66@icloud.com>  
**Date:** June 16, 2022 at 5:21:13 PM EDT  
**To:** Governor Hochul <governor.hochul@exec.nyc.com>, FDIC NoReply <shr\_fdicsfnoreply@fdic.gov>, IMshareholderproposals <IMShareholderProposals@sec.gov>  
**Cc:** FDIC Public Information <publicinfo@fdic.gov>, malia.d.chatman@chase.com, kevin.kilkenny@chase.com, OIG Hotline <oighotline@fdicoig.gov>, Carl Hoecker <OIG@sec.gov>, JPMCinvestorrelations@jpmchase.com, edi.civil.rights.division@irs.gov, general.info@ny.frb.org, FEDERATED INVESTMENT <fed-mmkt-ops@bloomberg.net>, KEVIN ROCK <krock5@bloomberg.net>  
**Subject: Re: \*\*\* Notice from JP Morgan Chase, N/A.**

/BD

On Jun 16, 2022, at 5:20 PM, Bo Dincer <bdincer66@icloud.com> wrote:

Attached.

/BD