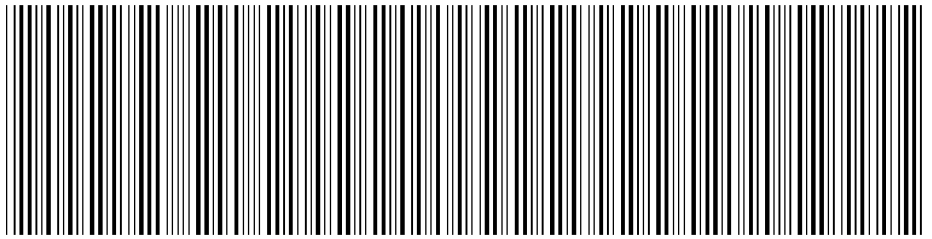


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2013050100927001004E54AB

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2013050100927001**

Document Date: 05-01-2013

Preparation Date: 05-01-2013

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

HOME ABSTRACT CORP, AS AGENT (P/U REJECTIONS)  
8225 THIRD AVENUE  
HA-22934  
BROOKLYN, NY 11209  
718-680-4663

**RETURN TO:**

DEBRA DOBLIN, ESQ.  
DOBLIN & DOBLIN, ESQS.  
42-40 BELL BOULEVARD - SUITE 501  
BAYSIDE, NY 11361

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	642	13	Entire Lot	128 21ST STREET

**Property Type:** COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	642	65	Entire Lot	131 22ND STREET

**Property Type:** COMMERCIAL REAL ESTATE

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

NORA MONACO  
396 HENRY STREET  
BROOKLYN, NY 11201

**GRANTEE/BUYER:**

RATAN REALTY TWO, LLC  
1300 DONNELLE AVENUE  
NORTH BERGEN, NJ 07047

☒ 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
-----------------	----	------

<b>TOTAL:</b>	\$	0.00
---------------	----	------

Recording Fee:	\$	60.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	49,875.00
----	-----------

NYS Real Estate Transfer Tax:

\$	7,600.00
----	----------

**RECORDED OR FILED IN THE OFFICE**

**OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 06-04-2013 10:05

City Register File No.(CRFN):

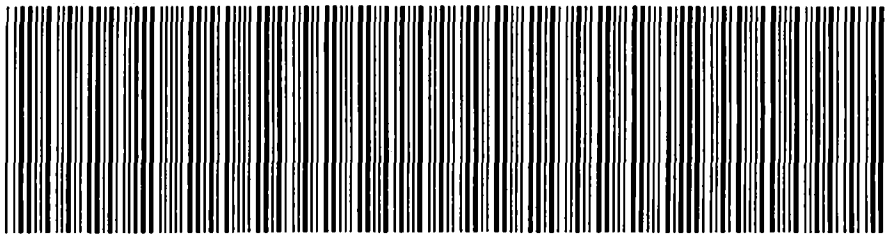
2013000220097



*Annette McMill*

**City Register Official Signature**

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



**2013050100927001004C562B**

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 6**

**Document ID: 2013050100927001**

**Document Date: 05-01-2013**

**Preparation Date: 05-01-2013**

**Document Type: DEED**

**PARTIES**

**GRANTOR/SELLER:**  
SALVATORE MONACO  
386 HENRY STREET  
BROOKLYN, NY 11201

**GRANTOR/SELLER:**  
PETER MONACO  
127 WESTCHESTER AVENUE  
BABYLON, NY 11704

**GRANTOR/SELLER:**  
NORA MONACO  
396 HENRY STREET  
BROOKLYN, NY 11201

**GRANTOR/SELLER:**  
NORA MONACO  
PO BOX 211  
HAINES FALLS, NY 12436

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

**THIS INDENTURE**, made the **1st** day of **May**, in the year **2013**

**BETWEEN** NORA MONACO, residing at 396 Henry Street, Brooklyn, NY 11201, as surviving tenant by the entirety of Salvatore Monaco who died a resident of Kings County on 07/15/1988, as to an undivided 50% interest, and SALVATORE MONACO, residing at 386 Henry Street, Brooklyn, NY 11201 and PETER MONACO, residing at 127 Westchester Avenue, Babylon, NY 11704, as sole heirs at law of Peter Monaco, who died a resident of Kings County on 03/23/1987, and Anna Monaco, who died a resident of Kings County on 08/29/2002, as to the remaining 50% interest (with respect to Lot: 13) AND

NORA MONACO, residing at 396 Henry Street, Brooklyn, NY 11201 and NORA MONACO, with an address at PO Box 211, Haines Falls, NY 12436, as sole heirs at law of Salvatore Monaco, who died a resident of Kings County on 07/15/1988, (with respect to Lot: 65),  
party of the first part, and

RATAN REALTY TWO, LLC, a limited liability company duly formed under the laws of the State of New York, having an address at 1300 Donnelle Avenue, North Bergen, New Jersey 07047,

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 Brooklyn, County of Kings, and more particularly described in Schedule "A" annexed hereto and made a part hereof. Said premises also being known as and by the street address 128 21st Street, Brooklyn, New York 11232, Block: 642, Lot: 13, and 131 22nd Street, Brooklyn, New York 11231, Block: 642, Lot: 65.

Lot: 13

Being and intended to be the same premises conveyed to Salvatore Monaco & Nora Monaco, his wife, and Peter Monaco and Anna Monaco, his wife, by deed dated 12/03/1974, recorded 12/06/1974, in Reel 751, Page 1356, made by Ann K. Malin.

Lot: 65

Being and intended to be the same premises conveyed to Salvatore Monaco by deed dated 07/09/1966, recorded 07/13/1966 in Record Liber 193, Page 269, made by Eileen Pisano.

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.

**IN WITNESS WHEREOF**

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:

x Nora Monaco  
Nora Monaco  
x Nora Monaco  
Nora Monaco

Nora Monaco  
Nora Monaco

Salvatore Monaco  
Salvatore Monaco

Peter Monaco  
Peter Monaco

***Home Abstract Corp.***  
as Agent for  
**First American Title Insurance Company of New York**

**SCHEDULE A (Description)**

**Title Number: HA-22934**

**BLOCK 642 LOT 13 ON THE TAX MAP OF KINGS COUNTY**

**ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:**

**BEGINNING at the corner formed by the intersection of the southerly side of 21st Street and the easterly side of Third Avenue, 180 feet wide;**

**THENCE southerly along the easterly side of Third Avenue, 180 feet wide, 100 feet 2 inches;**

**THENCE easterly parallel with 21st Street 50 feet;**

**THENCE northerly parallel with Third Avenue, 180 feet wide, 100 feet 2 inches to the southerly side of 21st Street;**

**AND THENCE westerly along the southerly side of 21st Street 50 feet to the corner, the point or place of BEGINNING.**

**FOR INFORMATIONAL PURPOSES ONLY: 128 21st Street  
Borough of Brooklyn, County of Kings, State of New York**

***Home Abstract Corp.***  
as Agent for  
**First American Title Insurance Company of New York**

**SCHEDULE A (Description)**

Title Number: **HA-22934**

**BLOCK 642 LOT 65 ON THE TAX MAP OF KINGS COUNTY**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 22nd Street distant 4 feet easterly from the corner formed by the intersection of the northerly side of 22nd Street with the easterly side of 3rd Avenue, as widened;

RUNNING THENCE northerly parallel with 3rd Avenue, as widened, 50 feet;

THENCE westerly parallel with 22nd Street 4 feet to the easterly side of 3rd Avenue, as widened;

THENCE northerly along the easterly side of 3rd Avenue, as widened 50 feet 2 inches;

THENCE easterly parallel with 22nd Street 23 feet 4 inches;

THENCE southerly parallel with 3rd Avenue 100 feet 2 inches to the northerly side of 22nd Street;

AND THENCE westerly along the northerly side of 22nd Street 19 feet 4 inches to the point or place of BEGINNING.


FOR INFORMATIONAL PURPOSES ONLY: 131 22nd Street  
Borough of Brooklyn, County of Kings, State of New York

\* STATE OF NEW YORK)

) ss.:

COUNTY OF KINGS )

On the 1<sup>ST</sup> Day of May in the year 2013 before me, the undersigned, personally appeared ~~Nora Monaco, Salvatore Monaco, Peter Monaco and Nora Monaco~~ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) (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

VINCENT T. D'AMBROSIO  
Commissioner of Deeds City of N.Y.  
No. 5-1570  
Qualified in Kings County  
Commission Expires Nov. 1, 2013

\* For acknowledgments taken in New York State.

\*\* State, District of Columbia, Territory, Possession, or Foreign Country

) ss.:

On the \_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_ 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), 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 \_\_\_\_\_. (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

\_\_\_\_\_  
Signature and Office of  
individual taking acknowledgment

\*\* For acknowledgments taken outside of New York State.

Home ABSTRACT CORP.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. HA-22934

NORA MONACO, SALVATORE MONACO,  
PETER MONACO AND NORA MONACO,

TO

RATAN REALTY TWO, LLC

SECTION

BLOCK 642

LOT 13 & 65

COUNTY OR TOWN KINGS

Recorded At Request of  
First American Title Insurance Company of New York

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by

First American Title Insurance Company  
of New York

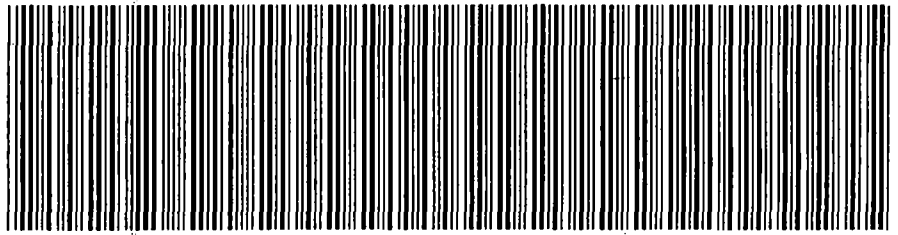


Debra Doblin, Esq.  
Doblin & Doblin, Esqs.  
4240 Bell Boulevard - Suite 501  
Bayside, NY 11361

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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



**2013050100927001004S9A2A**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2013050100927001**

**Document Date: 05-01-2013**

**Preparation Date: 05-01-2013**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2013042900422**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

**DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING**

**2**

**RP - 5217 REAL PROPERTY TRANSFER REPORT**

**4**

**SMOKE DETECTOR AFFIDAVIT**

**2**

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 128 21ST STREET BROOKLYN 11232  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name RATAN REALTY TWO, LLC  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address                                                        
 LAST NAME / COMPANY FIRST NAME CITY OR TOWN STATE ZIP CODE

 CITY REGISTER  
 MAY 17 2013

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # 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          X          OR          ACRES  
 FRONT FEET DEPTH

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐  
 7. New Construction on Vacant Land ☐

8. Seller Name MONACO NORA  
 LAST NAME / COMPANY FIRST NAME

MONACO SALVATORE  
 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 2 / 1 / 2013  
 Month Day Year

11. Date of Sale / Transfer 5 / 1 / 2013  
 Month Day Year

12. Full Sale Price \$ 1 9 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 G 9 16. Total Assessed Value (of all parcels in transfer) 4 1 6 2 5 0

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

BROOKLYN 642 13

BROOKLYN 642 65

201304290042220101



**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>	
✓ <i>D. M. Ralston</i> BUYER SIGNATURE 1300 DONNELLE AVENUE MANAGER		DEBRA DOBLIN, ESQ. LAST NAME 718 279-8700 AREA CODE TELEPHONE NUMBER	
5/1/2013 DATE			
STREET NUMBER NORTH BERGEN CITY OR TOWN		STREET NAME (AFTER SALE) NJ 07047 STATE ZIP CODE	
		<b>SELLER</b> <i>Selena Monaro</i> SELLER SIGNATURE 05/01/2013 DATE	

2013042900422201

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

MONACO

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

MONACO

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

MONACO

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

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Grantor (Seller)

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

PETER

FIRST NAME

FIRST NAME

NORA

FIRST NAME

FIRST NAME

NORA

FIRST NAME

FIRST NAME

FIRST NAME

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FIRST NAME

FIRST NAME

FIRST NAME

FIRST NAME

201304290042220101

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.

## SELLERS

[illegible]

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

State of New York )  
County of KINGS ) 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

128 21ST STREET

Street Address		Unit/Apt.	
<u>BROOKLYN</u>	<u>New York,</u>	<u>642</u>	<u>13</u>
Borough	Block	Lot	(the "Premises");

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).

NOAA MONACO

Name of Grantor (Type or Print)

X Noaa Monaco  
Signature of Grantor

RATAN REALTY TWO, LLC

Name of Grantee (Type or Print)

BY: [Signature] RAKANI  
Signature of Grantee MANAGER

Sworn to before me  
this 1ST date of MAY 20 13

[Signature]

**SEAL**

VINCENT T. D'AMBROSIO  
Commissioner of Deeds City of N.Y.  
No. 5-1570

These statements are made under penalty of perjury that a willfully false representation is made as punishable as a crime of perjury under Article 210 of the Penal Law.

Sworn to before me  
this 1ST date of MAY 20 13

[Signature]

**SEAL**

VINCENT T. D'AMBROSIO  
Commissioner of Deeds City of N.Y.  
No. 5-1570

Commission Expires Nov. 1, 2013

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.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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: BROOKLYN BLOCK: 642 LOT: 13
- (2) Property Address: 128 21ST STREET, BROOKLYN, NY 11232
- (3) Owner's Name: RATAN REALTY TWO, LLC
- Additional Name:

### Affirmation:



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

### 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: RATAN REALTY TWO, LLC

Signature: BY: MANESH CHAN M. RATANJI Date (mm/dd/yyyy) 05/01/2013

Name and Title of Person Signing for Owner, if applicable: MANESH CHAN M. RATANJI, MGR.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

---

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	642	65	131 22ND STREET	NY	NY	11232

201304290042210101

**Applicable properties compliant with the  
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
131 22ND STREET		BROOKLYN	642	65