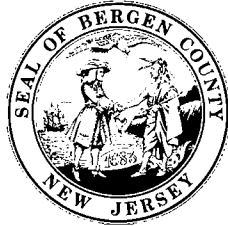


John S. Hogan  
Bergen County Clerk

Bergen County Clerk  
One Bergen County Plaza  
Hackensack, NJ 07601  
(201) 336-7000  
www.bergencountyclerk.org/



**INSTRUMENT# 2025083762**

**V 5666 1261**

**RECORDED DATE: 12/05/2025**

**Document Type: NOTICE/SETTLEMENT**

**Transaction #: 2125103**

**Document Page Count: 3**

**Operator Id: ERECORD**

**RETURN TO:**  
130 POMPTON AVE  
VERONA, NJ 07044

**SUBMITTED BY:**

**SIMPLIFILE**

**4844 North 300 West, Suite 202**

**PROVO ,UT 84604**

**PRIMARY NAME**

NURNBERG KELLY

**SECONDARY NAME**

NIRMAL NEDUVELIL

**ADDITIONAL PRIMARY NAMES**

NIRMAL NEDUVELIL

**ADDITIONAL SECONDARY NAMES**

NAYAR JANAKI

**MARGINAL REFERENCES: File Number: Volume: Page:**

**DOCUMENT DATE: 01/01/1900**  
**MUNICIPALITY: HACKENSACK**  
**LOT: 1.01**  
**BLOCK: 237**

**FEES/ TAXES:**

<b>RECORDING FEE</b>	<b>\$10.00</b>
<b>STATE RECORDING FEE</b>	<b>\$5.00</b>
<b>COUNTY RECORDING FEE</b>	<b>\$5.00</b>

<b>NPNR</b>	<b>\$0.00</b>
<b>Basic County</b>	<b>\$0.00</b>
<b>Basic State</b>	<b>\$0.00</b>
<b>PHPF</b>	<b>\$0.00</b>
<b>Extra-Aide</b>	<b>\$0.00</b>
<b>Gen-Purpose</b>	<b>\$0.00</b>
<b>Mansion-Tax</b>	<b>\$0.00</b>

**Total: \$20.00**

**INSTRUMENT#: 2025083762**

**Recorded Date: 12/05/2025**

I hereby CERTIFY that this document is recorded  
in the Clerk's Office in Bergen County, New  
Jersey.



*John S. Hogan*  
**John S. Hogan**  
Bergen County Clerk

**Recording Fees: \$20.00**  
**Realty Transfer Tax Fees: \$0.00**  
**Consideration: \$ 0.00**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 3

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

V12.24.21

## NOTICE OF SETTLEMENT

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File #: 25-069828-H-AD-PA-WR

**Owner(s) Name(s) and Address(es):**

KELLY NURNBERG, SINGLE  
90 PROSPECT AVENUE, UNIT 10A  
HACKENSACK, NJ 07601

**Buyer(s) Name(s) and Address(es):**

NEDUVELIL NIRMAL and JANAKI NAYAR  
90 PROSPECT AVENUE, UNIT 10A  
HACKENSACK, NJ 07601

about to reside at:

90 PROSPECT AVENUE, UNIT 10A, HACKENSACK, NJ 07601

NOTICE is hereby given of a contract, agreement of sale between the parties hereto.

THE land to be affected is commonly known as **90 PROSPECT AVENUE, UNIT 10A**, Tax Block **237**, Tax Lot **1.01** Qualifier **C010A** in the **City of Hackensack, Bergen County, New Jersey**

SAID land is more particularly described in SCHEDULE "A" attached hereto and made a part hereof.



Raymond Loffredo, Esquire  
Attorney-At-Law  
State of New Jersey

Prestige Title Agency, Inc.  
130 Pompton Avenue  
Verona, New Jersey 07044

\* This form must be executed by a party or legal representative. If the notice is executed by anyone other than an Attorney at Law of New Jersey, it must be executed and acknowledged or proven in the same manner as a deed.

## NOTICE OF SETTLEMENT

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### SCHEDULE A Legal Description

**File #: 25-069828-H-AD-PA-WR**

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE City of Hackensack, IN THE COUNTY OF Bergen, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AS AND DESIGNATED AS 90 PROSPECT AVENUE, UNIT 10A, HACKENSACK, NEW JERSEY 07601, SITUATED IN FRONTENAC CONDOMINIUM, A CONDOMINIUM, ESTABLISHED IN ACCORDANCE WITH N.J.S.A. 46:8B-1, ET SEQ., TOGETHER WITH AN UNDIVIDED 1.84611% INTEREST IN THE GENERAL COMMON ELEMENTS OF SAID CONDOMINIUM APPURTENANT TO THE AFORESAID UNIT IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS EASEMENTS, LIEN AS FOR ASSESSMENTS, AND OTHER PROVISIONS AS SET FORTH IN THE CURRENT MASTER DEED OF FRONTENAC CONDOMINIUM, DATED 7/8/05, RECORDED 7/22/05, IN THE OFFICE OF THE Bergen CLERK/REGISTER AS INSTRUMENT #94194 ET SEQ, AS SAME MAY NOW OR HEREAFTER BE LAWFULLY AMENDED

**FOR INFORMATIONAL PURPOSES ONLY:** ALSO BEING KNOWN AS TAX LOT 1.01 C010A IN TAX BLOCK 237 ON THE OFFICIAL TAX MAP OF THE City of Hackensack, Bergen COUNTY, STATE OF NEW JERSEY.

NOT AN OFFICIAL DOCUMENT