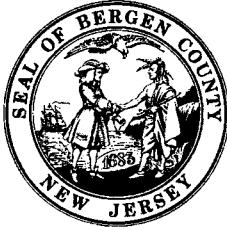


John S. Hogan  
Bergen County Clerk



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



INSTRUMENT# 2025055929

V 5576 337

RECORDED DATE: 08/15/2025

Document Type: NOTICE/SETTLEMENT

Transaction #: 2098650

Document Page Count: 3

Operator Id: MAR

RETURN TO:

SUBMITTED BY:

RIVERVIEW TITLE AGENCY, LLC

1073 PALISADES AVENUE

FORT LEE ,NJ 07024

PRIMARY NAME

SECONDARY NAME

HA LUCIA YEONKYUNG

SETIEN ANA

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

KIM MYUNG MIN

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE:

MUNICIPALITY: HACKENSACK

LOT: 1.01

BLOCK: 237

FEES/ TAXES:

|               |         |
|---------------|---------|
| RECORDING FEE | \$10.00 |
|---------------|---------|

|                     |        |
|---------------------|--------|
| STATE RECORDING FEE | \$5.00 |
|---------------------|--------|

|                      |        |
|----------------------|--------|
| COUNTY RECORDING FEE | \$5.00 |
|----------------------|--------|

|      |        |
|------|--------|
| NPNR | \$0.00 |
|------|--------|

|              |        |
|--------------|--------|
| Basic County | \$0.00 |
|--------------|--------|

|             |        |
|-------------|--------|
| Basic State | \$0.00 |
|-------------|--------|

|      |        |
|------|--------|
| PHPF | \$0.00 |
|------|--------|

|            |        |
|------------|--------|
| Extra-Aide | \$0.00 |
|------------|--------|

|             |        |
|-------------|--------|
| Gen-Purpose | \$0.00 |
|-------------|--------|

|             |        |
|-------------|--------|
| Mansion-Tax | \$0.00 |
|-------------|--------|

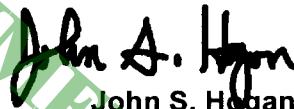
Total: \$20.00

INSTRUMENT#: 2025055929

Recorded Date: 08/15/2025

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



  
John S. Hogan  
Bergen County Clerk

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

## 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

Bergen County Recording Data Page  
Honorable John S. Hogan  
Bergen County Clerk



Official Use Only - Barcode

Official Use Only – Realty Transfer Fee

Date of Document:  
**July 28, 2025**

Type of Document:  
**NOTICE OF SETTLEMENT**

First Party Name:  
**Lucia Yeonkyung Ha and Myung Min Kim**

Second Party Name:  
**Ana Setien**

Additional Parties:

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS,  
RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

Original Book:

Original Page:

**BERGEN COUNTY RECORDING DATA PAGE**

Please do not detach this page from the original document as it  
contains important recording information and is part of the permanent record.

# NOTICE OF SETTLEMENT

Name(s) and Address(es):

Seller(s)

Lucia Yeonkyung Ha and Myung Min Kim

90 Prospect Avenue, Unit 10G, Hackensack, NJ 07601

- and -

Name(s) and Address(es):

Purchaser(s)

Ana Setien

about to reside at:

90 Prospect Avenue, Unit 10G, Hackensack, NJ 07601

NOTICE is hereby given of a Contract of Sale between the parties hereto.

THE land to be affected are commonly known as 90 Prospect Avenue, Unit 10G, Tax Lot: 1.01, Tax Block 237; in the City of Hackensack, County of Bergen, State of New Jersey.

PREPARED BY:

JoAnne B. Lima

Agent for Riverview Title Agency, LLC  
Address: 1073 Palisade Avenue  
Fort Lee, NJ 07024

## ACKNOWLEDGEMENT

State of New Jersey, County of BERGEN

BE IT REMEMBERED, that on the July 28, 2025, before me the subscriber, personally appeared, JoAnne B. Lima, who I am satisfied is the person named in and who executed the within instrument, and thereupon he/she acknowledge that he/she signed and sealed and delivered the same as his/her own act and deed for the uses and purposes therein expressed.

Sworn to and subscribed before me, the date aforesaid.



Tiffany Camacho  
Notary Public, State of New Jersey.  
ID #50110893  
My Commission Expires 08/19/2029

File Number: RT-7714