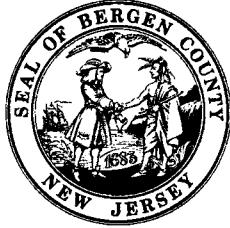


John S. Hogan
Bergen County Clerk



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



INSTRUMENT# 2026006124

V 5712 418

RECORDED DATE: 01/29/2026

Document Type: NOTICE/SETTLEMENT

Transaction #: 2138215

Document Page Count: 4

Operator Id: JC

RETURN TO:

SUBMITTED BY:

BEST ABSTRACT TITLE COMPANY LLC

1 BRIDGE PLAZA NORTH

SUITE 530

FORT LEE ,NJ 07024

PRIMARY NAME

SECONDARY NAME

195 CONCORD PARAMUS LLC

UNITAS FUNDING LLC

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE:

MUNICIPALITY: PARAMUS

LOT: 15

BLOCK: 4507

FEES/ TAXES:

RECORDING FEE	\$10.00
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STATE RECORDING FEE	\$5.00
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COUNTY RECORDING FEE	\$5.00
----------------------	--------

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

Basic County	\$0.00
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Basic State	\$0.00
-------------	--------

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

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

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

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

Total: \$20.00

INSTRUMENT#: 2026006124

Recorded Date: 01/29/2026

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 4

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:
01/16/2026

Type of Document:
NOTICE OF SETTLEMENT (MORTGAGE)

First Party Name:
195 Concord Paramus, LLC

Second Party Name:
Unitas Funding LLC

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):

Mortgagor(s)

195 Concord Paramus, LLC, 195 Concord Drive, Paramus, NJ 07652-4530

resides at or about to resides at:

195 Concord Drive, Borough of Paramus, County of Bergen, State of New Jersey

- and -

Name(s) and Address(es):

Mortgagee

**Unitas Funding LLC, ISAOA/ATIMA
25 Commerce Drive, Suite 330
Cranford, NJ 07016**

NOTICE is hereby given of a Mortgage Commitment between the parties hereto.

THE land to be affected are commonly known as **195 Concord Drive, Tax Lot: 15, Tax Block 4507**; in the **Borough of Paramus, County of Bergen, State of New Jersey**.

PREPARED BY:

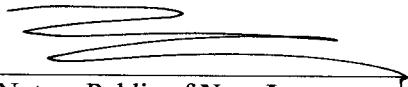


Brian Y. Chung

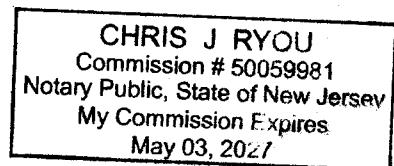
Agent for **Best Abstract Title Company LLC**
Address: **1 Bridge Plaza N, Suite 530**
Fort Lee, NJ 07024

State of New Jersey County of Bergen

BE IT REMEMBERED, that on the **January 16, 2026**, before me the subscriber, personally appeared, **Brian Y. Chung**, 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.



A Notary Public of New Jersey
My Commission Expires



First American Title Insurance Company

Legal Description

File Number: BAR-1154

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Paramus, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 11 in Block 3429 as shown on a certain map entitled Subdivision Plat Madison-Manor-Homes Section One Borough of Paramus, Bergen County, N.J., which map was filed in the office of the Clerk of Bergen County on 03/15/1950 as Filed Map No. 3875.

BEGINNING at a concrete monument found in the northeasterly line of Concord Drive, therein distant 17.83 feet, as measured northwesterly along the prolongation of the same, from its intersection with the northwesterly line of Elliot Place, if both streets were extended to meet, and from said point of BEGINNING thence turning,

1. Along the Northeasterly line of Concord Drive, North 61 degrees 15 minutes 00 seconds West., a distance of 51.03 feet to a point, thence,
2. North 28 degrees 45 minutes 00 seconds East., a distance of 97.95 feet to a point, thence,
3. South 62 degrees 33 minutes 20 seconds East, a distance of 123.83 feet to a point in the northwesterly line of Elliot Place, thence,
4. Along the Northwesterly line of Elliot Place on a curve to the right having it radius of 127.91 feet, a central angle of 43 degrees 03 minutes 45 seconds, an arc length of 96.13 feet to a point, thence,
5. On a curve to the right having a radius of 500.00 feet, a central angle of 45 degrees 00 minutes OD seconds, an arc length of 39.27 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 15,in Tax Block 4507, on the Official Tax Map of the Borough of Paramus.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 195 Concord Drive, Paramus, New Jersey 07652.

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This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**CM-51S NJRB 3-10 ALTA Commitment for Title Insurance (ALTA 07-01-21) (NJR 11-01-23)-SCHEDULES
(WLTIC Edition 8/16/2023)**