

John S. Hogan  
Bergen County Clerk



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



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RECORDED DATE: 02/04/2026

Document Type: DEED AND REALTY TAX FEES

Transaction #: 2139706

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Operator Id: ERECORD

RETURN TO:  
600 Sylvan Ave Ste 400  
Englewood Cliffs, NJ 07632

SUBMITTED BY:

CSC / INGEO SYSTEMS

919 N. 1000 WEST

LOGAN ,UT 84341

PRIMARY NAME

SECONDARY NAME

LEE YU YOUNG

LEE YU YOUNG

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

LEE BONG HEE

LEE BONG HEE

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 01/06/2026

INSTRUMENT#: 2026007596

MUNICIPALITY: HACKENSACK

Recorded Date: 02/04/2026

LOT: 1.01

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

BLOCK: 237



John S. Hogan  
Bergen County Clerk

FEES/ TAXES:

RECORDING FEE	\$20.00
STATE RECORDING FEE	\$25.00
COUNTY RECORDING FEE	\$25.00
TAX ABSTRACT-STATE	\$5.00
TAX ABSTRACT-COUNTY	\$5.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	\$2.00

NPNR \$0.00

Recording Fees: \$85.00  
Realty Transfer Tax Fees: \$0.00  
Consideration: \$ 10.00

Basic County \$0.00

Basic State \$0.00

PHPF \$0.00

Extra-Aide \$0.00

Gen-Purpose \$0.00

Mansion-Tax \$0.00

Total: \$85.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

**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

Prepared by:

## DEED

This Deed is made on January 6, 2026

BETWEEN YU YOUNG LEE and BONG HEE LEE, husband and wife

Whose post office address is 90 Prospect Avenue, #6D, Hackensack, NJ 07601

Referred to as the Grantor,

AND YU YOUNG LEE, BONG HEE LEE, and SANDY SHINYOUNG WHITTAKER, joint tenants with a right of survivorship

Whose post office address is 90 Prospect Avenue, #6D, Hackensack, NJ 07601

Referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$10.00 (Ten Dollars). This conveyance is made between parents and their daughter.

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of the City of Hackensack**

**Block No. 237**      **Lot No. 1.01 C006D**

Commonly known as 90 Prospect Avenue, #6D, Hackensack, NJ 07601

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the City of Hackensack, County of Bergen and State of New Jersey. The legal description is:

**SEE ATTACHED**

The street address of the Property is: 90 Prospect Avenue, #6D, Hackensack, NJ 07601

4. **Premises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. The promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantors sign this Deed as of the date at the top of the first page.

Witnessed by:

Yu Young Lee

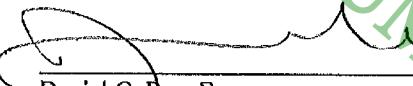
Bong Hee Lee

STATE OF NEW JERSEY  
COUNTY OF BERGEN

ss:

I CERTIFY that on January 6, 2026, Yu Young Lee and Bong Hee Lee, personally came before me and stated to my satisfaction that this person (if more than one, each person):

- a) is the Grantor named in this Deed;
- b) executed this Deed willingly and voluntarily; and
- c) made this Deed for \$10.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5).

  
Daniel C. Bae, Esq.  
Attorney at Law  
State of New Jersey

**RECORD AND RETURN TO:**

Daniel C. Bae, Esq.  
Law Offices of Daniel C. Bae, LLC  
600 Sylvan Avenue, Suite 400  
Englewood Cliffs, NJ 07632

## EXHIBIT A

File No.: HO-3144-DB

### LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Hackensack, County of Bergen, State of New Jersey, and being more particularly described as follows:

Known as and designated as Unit No. 6D situated in Frontenac Condominium Association, Inc., a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an undivided 1.08391% 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 Association, Inc., dated 07/09/2005, recorded 07/22/2005, in the Office of the Bergen Clerk/Register in Deed Book 8848, page 56, as same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 1.01 C006D in Block 237 on the City of Hackensack Tax Map.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 90 Prospect Avenue, Unit 6D, Hackensack, NJ 07601

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Bergen SS. County Municipal Code 0223

MUNICIPALITY OF PROPERTY LOCATION Hackensack

FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Yu Young Lee being duly sworn according to law upon his/her oath,  
(Name) deposes and says that he/she is the Grantor in a deed dated January 6, 2026 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 237 Lot number 1.01 C006D located at  
90 Prospect Avenue, #6D, Hackensack, NJ 07601 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side)  no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)  
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
Between parent and child; Consideration of less than \$100

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s)  62 years of age or over. \* (Instruction #9 on reverse side for A or B)

B.  BLIND PERSON Grantor(s)  legally blind or;  
 DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

Affordable according to H.U.D. standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

Entirely new improvement  Not previously occupied.  
 Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

No prior mortgage assumed or to which property is subject at time of sale.  
 No contributions to capital by either grantor or grantee legal entity.  
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

Intercompany transfer between combined group members as part of the unitary business  
 Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 6 day of January, 2026

Signature of Deponent  
90 Prospect Ave., #6D, Hackensack, NJ 07601

Grantor Name  
90 Prospect Ave., #6D, Hackensack, NJ 07601

Deponent Address

Grantor Address at Time of Sale

XXX-XX-X 711

Law Offices of Daniel C. Bae, LLC

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

DANIEL C. BAE  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

FOR OFFICIAL USE ONLY			
Instrument Number	County	Book	Page
Deed Number			
Deed Dated		Date Recorded	

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:  
<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>

GIT/REP-3  
(8-25)  
(Print or Type)

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
YU YOUNG LEE and BONG HEE LEE, husband and wife

Current Street Address  
90 Prospect Avenue, #6D

City, Town, Post Office Hackensack	State NJ	ZIP Code 07601
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**Property Information**

Block(s) 237	Lot(s) 1.01	Qualifier C006D
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Street Address 90 Prospect Avenue, #6D	State	ZIP Code
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City, Town, Post Office Hackensack	State NJ	ZIP Code 07601
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Seller's Percentage of Ownership 100	Total Consideration \$10.00	Owner's Share of Consideration \$10.00	Closing Date 1/6/2026
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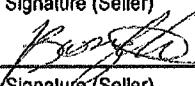
**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)**

- Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
- Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- Seller only received like-kind property.
- The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of his State.
- The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- The deed is dated prior to August 1, 2004, and was not previously recorded.
- The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
- The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
- The property transferred is a cemetery plot.
- The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
- The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

1/6/2026   
\_\_\_\_\_  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

1/6/2026   
\_\_\_\_\_  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact