

John S. Hogan  
Bergen County Clerk



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



INSTRUMENT# 2026008690

V 5720 772

RECORDED DATE: 02/09/2026

Document Type: NOTICE/SETTLEMENT

Transaction #: 2140820

Document Page Count: 2

Operator Id: ERECORD

RETURN TO:  
1125 Ocean Avenue  
Lakewood, NJ 08701

SUBMITTED BY:

SIMPLIFILE

4844 North 300 West, Suite 202

PROVO ,UT 84604

PRIMARY NAME

SECONDARY NAME

CAESAR KIMBERLY

CAPELLAN JOSE F

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 01/01/1900

INSTRUMENT#: 2026008690

MUNICIPALITY: HACKENSACK

Recorded Date: 02/09/2026

LOT: 1.01

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

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

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

  
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## OFFICIAL RECORDING COVER PAGE

Page 1 of 2

## 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

**Record and Return to: Madison Title Agency, LLC**  
1125 Ocean Avenue, Lakewood, NJ 08701  
MTANJ-208065BA

## **NOTICE OF SETTLEMENT**

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Name(s) and Address(es):

Seller(s)

Kimberly Caesar  
90 Prospect Avenue, 9B  
Hackensack, NJ 07601

-and-

Name(s) and Address(es):

Purchaser(s)

Jose F. Capellan,  
c/o Ron Z. Ofek, Esq., Ofek & Heinze LLP  
85 Main Street, Suite 204  
Hackensack NJ 07601

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

THE land to be affected is commonly known as 90 Prospect Avenue 9B, Tax Lot 1.01 C009B, Block 237, in the City of Hackensack, County of Bergen, State of New Jersey.

PREPARED BY:

  
Yisrael Karas, Esq.  
Attorney at Law State of NJ  
Counsel – Office of General Counsel  
Madison Title Agency LLC