

John S. Hogan
Bergen County Clerk



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



INSTRUMENT# 2025080416

V 5655 1168

RECORDED DATE: 11/25/2025

Document Type: DEED AND REALTY TAX FEES

Transaction #: 2122054

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Operator Id: ERECORD

RETURN TO:

174 Grand Ave
Englewood, NJ 07631

SUBMITTED BY:

CSC / INGEO SYSTEMS

919 N. 1000 WEST

LOGAN ,UT 84341

PRIMARY NAME

SECONDARY NAME

SONG JONG HWA

KIM SOLOMON

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MIN EUN DAN

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 11/06/2025

INSTRUMENT#: 2025080416

MUNICIPALITY: HACKENSACK

Recorded Date: 11/25/2025

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

NPNR \$345.00

Basic County \$380.00

Basic State \$950.00

PHPF \$190.00

Extra-Aide \$474.00

Gen-Purpose \$684.00

Mansion-Tax \$0.00

Total: \$3,098.00

Recording Fees: \$75.00
Realty Transfer Tax Fees: \$3,023.00
Consideration: \$ 380000.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

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

DEED

Prepared by:

Daniel C. Bae, Esq.

This Deed is made on November 12, 2025, and delivered on November 7, 2025

Between Jong Hwa Song and Eun Dan Min, husband and wife

whose address is 90 Prospect Avenue, Unit 9E, Hackensack, NJ 07601 referred to as the **Grantor**,

AND

Solomon Kim, single

whose address is about to be 90 Prospect Avenue, Unit 9E, Hackensack, NJ 07601 referred to as the **Grantee**.

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

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 Three Hundred Eighty Thousand and 00/100 dollars (\$380,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. Municipality of the City of Hackensack, County of Bergen, Block No. 237, Lot No. 1.01, Qualifier No. C009E

No property tax identification number is available on the date of this deed.

Property. The property consists of the land and all the buildings and structures on the land in the Municipality of the City of Hackensack, County of Bergen, and the State of New Jersey.

Being the same premises conveyed to Jong Hwa Song and Eun Dan Min, husband and wife, under Deed from Akash Deep Sabhlok and Preeti Sabhlok, husband and wife, dated 11/29/2021, recorded in the Bergen County Clerk's Office on 01/03/2022 in Deed Book V4517, Page 786.

The street address of the property is: 90 Prospect Avenue, Unit 9E, Hackensack, NJ 07601

Please see attached Legal Description annexed hereto and made a part hereof.



SCHEDULE C LEGAL DESCRIPTION

Issuing Office File No 25-1552

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 City of Hackensack, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Unit No. 9E, situated in Frontenac Condominium Association, a condominium, together with 1.54585% undivided interest in the Common Elements of said Condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed, which was dated 07/08/2005 and recorded 07/22/2005 in the Office of the Clerk of Bergen County in Deed Book 8848, Page 56, as amended in Deed Book 9015, Page 324; Deed Book V2488, Page 517; Deed Book V2508, Page 1077; Deed Book V5239, Page 1258; Deed Book V5290, Page 68; and Deed Book V5296, Page 668, as the same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1.01, Qualifier C009E, in Tax Block 237, on the Official Tax Map of the City of Hackensack.

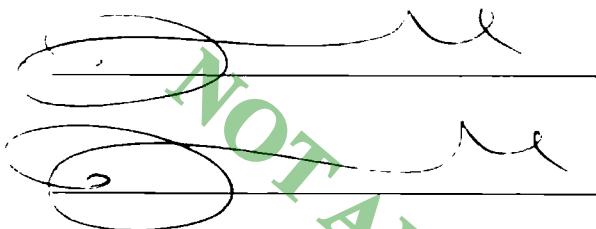
FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 90 Prospect Avenue, Unit 9E, Hackensack, New Jersey 07601.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This 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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



Jong Hwa Song (Seal)

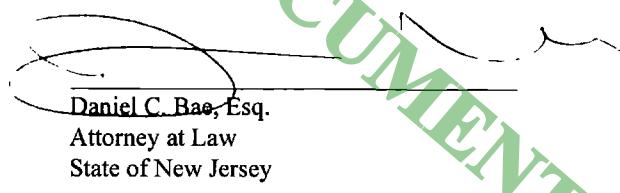


Eun Dan Min (Seal)

**State of New Jersey
County of Bergen**

I Certify that on November 6, 2025, Jong Hwa Song and Eun Dan Min, personally came before me and stated to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$380,000.00 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:
North Bergen Title Agency, Inc.
174 Grand Avenue, 3rd Floor
Englewood, NJ 07631

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) Jong Hwa Song and Eun Dan Min, husband and wife

Current Street Address
67 South Prospect Avenue

City, Town, Post Office
Hackensack

State NJ ZIP Code 07601

Property Information

Block(s) 237 Lot(s) 1.01 Qualifier C009E

Street Address
90 Prospect Avenue, Unit 9E

City, Town, Post Office
Hackensack

State NJ ZIP Code 07601

Seller's Percentage of Ownership
100 Total Consideration \$380,000.00 Owner's Share of Consideration \$380,000.00 Closing Date 11/7/2025

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.
- 7a. 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.
- 7b. Seller only received like-kind property.
8. 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 this State.
9. 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.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. 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.
12. 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.
13. The property transferred is a cemetery plot.
14. 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.
15. 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.
16. 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.

11/06/2025

- J. H. S.
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

11/06/2025

V. M. S.
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact