

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RETT024681



Type of Instrument: Deed

Control No: 199406271967

MURRAY I
KAMINSKY

MURRAY I
KAMINSKY

Recorded: 6/27/1994
At: 3:59:42 PM
In Liber: 10439
Of: Deed Book
From Page: 0448
Through Page: 0450

Refers to Liber: 00000
Of:
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00405

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$.00

Received Following Fees For Above Instrument

	Exempt		Exempt
Recording \$	24.00 NO	State Fee \$	4.75 NO
Equal/Cty \$	5.00 NO	St.Fee/Cty \$.25 NO
Gains Tax \$	1.00 NO	Trans Tax	
Surchg/NYS \$	22.00 NO		
Surchg/Cty \$	3.00 NO		
		Fees	
		Paid: \$	60.00

Deed Number (RETT): RETT024681

THIS PAGE IS A PART OF THE INSTRUMENT

Karen V. Murphy
County Clerk, Nassau County

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 20th day of June, nineteen hundred and ninety-four
BETWEEN Murray I. Kaminsky and Rita Kaminsky, his wife,
 both residing at 135 Post Avenue, Westbury, New York

party of the first part, and Murray I. Kaminsky, residing at
 135 Post Avenue, Westbury, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

~~ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, ERECTED, SITUATE, LYING AND BEING IN THE~~

Section 10 Block 100 on the Land and Tax Map of Nassau County

The Unit known as Unit No. 4E (hereinafter called "the Unit") in the Building known as 135 Post Avenue, Village of Westbury, Town of North Hempstead, County of Nassau, State of New York, designated and described as Unit No. 405 in the Declaration establishing a plan for condominium ownership of said Building and the land on which it is erected (hereinafter called the Property), made by the Grantor under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the Real Property Law of the State of New York, dated May 14, 1974, recorded in the Office of the Clerk of the County of Nassau on the 15th day of May, 1974 in Liber 8671 at page 53 (hereinafter called the Declaration) and designated as Tax Lot No. 518 on the Tax Map of the Assessor of Nassau County, and on the Floor Plans of the unit, certified by Siegmund Spiegel, A.I.A. on the 10th day of May, 1974 and filed in the Office of the Clerk of Nassau County on May 15, 1974 as Condominium Plan No. CA-20. The land on which the Building containing the Unit is located is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Orchard Street, 198 feet westerly from the corner formed by the intersection of the westerly side of Post Avenue with the southerly side of Orchard Street; running thence South 6 degrees 31 minutes east 127.76 feet; Thence North 82 degrees 51 minutes 40 seconds east 165.97 feet to the westerly side of Post Avenue; thence South 7 degrees 03 minutes 30 seconds west along the westerly side of Post Avenue 61.92 feet to the northerly side of land now or formerly of Lee W. Smith; thence South 82 degrees 51 minutes 40 seconds west along the land now or formerly of Lee W. Smith and along land now or formerly of J.C. Leonardo, 129.86 feet to the northerly line of land of the Long Island Railroad Company,

(See Schedule "A" continuation)

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

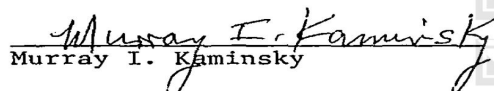
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund, to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

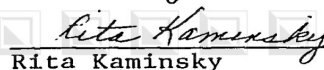
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:




 Murray I. Kaminsky

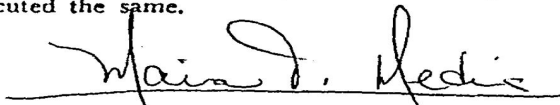

 Rita Kaminsky

Sec: 10.
 Blk: 100
 Lot: 518
 Unit 405

STATE OF NEW YORK, COUNTY OF Nassau

On the 20th day of June 19 94, before me personally came Murray I. Kaminsky and Rita Kaminsky

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that ~~then~~ executed the same.



MARIA T. MEDINA
Notary Public, State of New York
No. 01ME5018644
Qualified in Nassau County
Commission Expires October 4, 1995

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the
of _____

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is sur^o corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came _____

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

SS:

SS:

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

Murray I. Kaminsky and Rita
Kaminsky

TO

Murray I. Kaminsky

SECTION 10

BLOCK 100

LOT 518 Unit 405

COUNTY ~~OF TOWN~~ Nassau

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

First American Title Insurance Company
of New York



Spanton, Parsoff & Siegel, P.C.
425 Broad Hollow Road, Suite 203
Melville, New York
Attn: Neil M. Parsoff, Esq.

Zip No. 11747