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Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 025542

Type of Instrument: Deed

Control No: 199706251820

PHYLLIS  
COHEN

E

ANNA  
WEAVER

M

Recorded: 6/25/1997  
At: 2:47:17 PM  
In Liber: 10790  
Of: Deed Book  
From Page: 0858  
Through Page: 0861

Refers to Liber: 00000  
Of:  
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00118

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 132,000.00

Received The Following Fees For Above Instrument

		Exempt			Exempt
Recording \$	27.00	NO	Equal/Cty \$	5.00	NO
GAINS			State Fee \$	4.75	NO
St.Fee/Cty \$	.25	NO	Trans Tax \$	528.00	NO
			Surchg/NYS \$	22.00	NO
Surchg/Cty \$	3.00	NO			

Fees  
Paid: \$ 590.00

Deed Number (RETT): RERE 025542

THIS PAGE IS A PART OF THE INSTRUMENT

KSZ001

Karen V. Murphy  
County Clerk, Nassau County



199706251820



N Y - 1005

-Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the 19th day of June, 1997

BETWEEN PHYLLIS E. COHEN, residing at 135 Post Avenue, Unit 1R, Westbury, New York,

party of the first part, and ANNA M. WEAVER, residing at 683 Amsterdam Avenue, Uniondale, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) and other good and valuable consideration -----dollars 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

SEE ATTACHED SCHEDULE A/DESCRIPTION

SUBJECT to any state of facts an accurate survey may show and to covenants, restrictions and utility easements of record, if any.

SAID PREMISES BEING KNOWN AS and by street address 135 Post Avenue, Unit 1R, Westbury, New York.

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:


  
 PHYLLIS E. COHEN

 10  
 100  
 548

 unit  
 118

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



**STEWART TITLE**  
INSURANCE COMPANY  
250 PARK AVENUE  
NEW YORK, NEW YORK 10177  
*Distributed by*

TO  
ANNA M. WEAVER

PHYLLIS E. COHEN

Title No. BR4558N

WITH COVENANT AGAINST GRANTOR'S ACTS

**BARGAIN AND SALE DEED**

in and which executed the foregoing instrument; that he knows the seal of said corporation; 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.

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 \_\_\_\_\_

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

**ROBERT J. FINN**  
Notary Public, State of New York  
No. 4781022  
Qualified in Suffolk County  
Commission Expires Jan 31, 1998

On the 19th day of June, 1997, before me personally came PHYLLIS E. COHEN, \_\_\_\_\_

STATE OF NEW YORK, COUNTY OF NASSAU

FRANK A. NACLERIO, ESQ.  
1205 Franklin Avenue  
Garden City, NY 11530

RETURN BY MAIL TO

Recorded at Request of STEWART TITLE INSURANCE COMPANY

SECTION 10  
BLOCK 100  
LOT 518  
COUNTY OF NASSAU  
STREET ADDRESS 135 Post Avenue, Unit 1R  
Westbury, NY

described in and who executed the foregoing instrument; that he knows the individual to be the individual; 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.

On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally came \_\_\_\_\_

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally came \_\_\_\_\_

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

### Schedule A Description

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, known and designated as Apartment Number 1R together with an undivided 9745 percent interest in the common elements of the condominium as the same is defined in the Declaration of Condominium entitled, "The Westbury Terrace Condominium and Declarant The Post Orchard Corporation and recorded in the Office of the Clerk of the County of Nassau on the 15th day of May 1974, in Liber 8671 of conveyances at page 453 and also being designated as Section 10, Block 100, Lot 518, Tax Unit 118 on the Land and Tax Map of the County of Nassau certified by Ivan E. Czipott, Land Surveyor and Site Planning Consultant and filed in the Office of the Clerk of Nassau County on the 15th day of May, 1974 as File No. CA-20. The land on which the building is a part is located and 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, 188.87 feet;

THENCE South 5 degrees 42 minutes 10 seconds West, along the said land now or formerly of Lee W. Smith and along the land now or formerly of J.C. Leonardo, 129.86 feet to the northerly line of land of the Long Island Railroad Company (main line);

THENCE South 79 degrees 55 minutes 20 seconds West, along the last mentioned land, 273.63 feet to and now or formerly of Joseph Post;

THENCE along said last mentioned land and land on Map of Westbury Manor, now or formerly of Patrick Moran, North 13 degrees 30 minutes 17 seconds West, 346.89 feet to the southerly side of Orchard Street;

THENCE North 87 degrees 25 minutes 05 seconds East along the southerly side of Orchard Street, 159.19 feet to a point;

THENCE continuing along the said southerly side of Orchard Street, North 83 degrees 49 minutes 00 seconds East, 221.45 feet to the point or place of BEGINNING.

TOGETHER with the estates and easements and subject to the burdens, covenants, restrictions, by laws, rules, regulations and easements as set forth in the condominium documents filed and recorded as aforesaid.

**LEGIBILITY  
POOR FOR  
MICROFILM**