

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 026531

Type of Instrument: Deed

Control No: 199707081498

FRANK
ABBADESSA

MICHAEL
ZAMBELLI

KENT

Recorded: 7/08/1997
At: 2:38:42 PM
In Liber: 10795
Of: Deed Book
From Page: 0245
Through Page: 0247

Refers to Liber: 00000
Of:
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00105

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 140,000.00

Received The Following Fees For Above Instrument

	Exempt		Exempt
Recording \$ 24.00	NO	Equal/Cty \$ 5.00	NO
GAINS		State Fee \$ 4.75	NO
St.Fee/Cty \$.25	NO	Trans Tax \$ 560.00	NO
		Surchg/NYS \$ 22.00	NO
Surchg/Cty \$ 3.00	NO		

Fees
Paid: \$ 619.00

Deed Number (RETT): RERE 026531

THIS PAGE IS A PART OF THE INSTRUMENT

CJC001

Karen V. Murphy
County Clerk, Nassau County



199707081498



Standard N.Y.B.T.U. Form 8002*

Bargain and Sale Deed, with Covenant against Grantor's Acts-Individual or Corporation

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

TT
560.00
②

THIS INDENTURE, made the 1st day of July, nineteen hundred and ninety-seven
BETWEEN FRANK ABBADESSA and GENEVIEVE ABBADESSA, his wife, both
 residing at 135 Post Avenue, Apartment 1E, Westbury, New York 11590,
 party of the first, part
MICHAEL KENT ZAMBELLI and CAROL KUNAN, both residing at 31 West 74th Street,
 Apartment 3A, New York, New York 10023
 party of the second part,

WITNESSED, 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,

The Unit known as Unit No. 1-E (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. 1E 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 State of New York), dated May 14, 1974, recorded in the Office of the Clerk of Nassau County, on the 15th day of May 1974, in Liber 8671 at page 453 (hereinafter called the "Declaration"), and designated as Section 10, Block 100 Tax Lot 518 Tax Unit No. 105 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, 188.87 feet;

THENCE South 5 degrees 42 minutes 10 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 (Main Line);

THENCE South 79 degrees 55 minutes 20 seconds West along the last mentioned land, 273.63 feet to land 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 minutes 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 an undivided 1.0245 percent interest in the common element of the Property (hereinafter called the "common elements").

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 part 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 in 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 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.

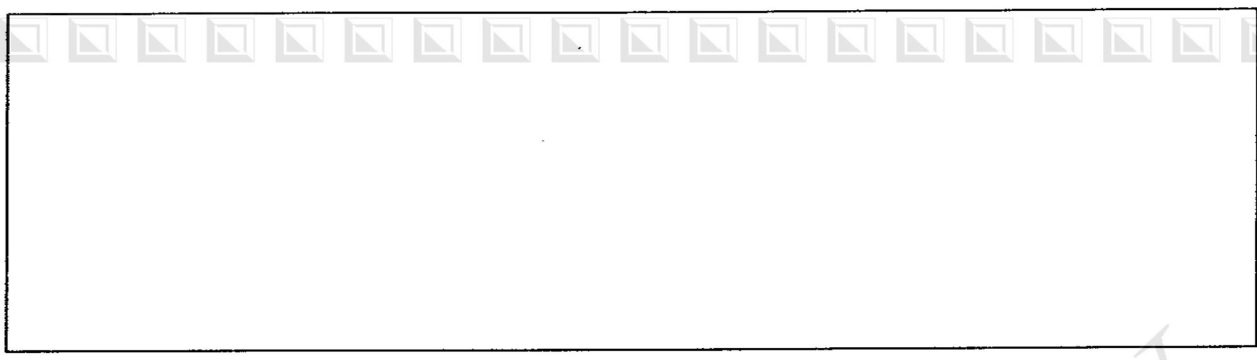
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written,

IN PRESENCE OF:

FRANK ABBADESSA

GENEVIEVE ABBADESSA

See
10
Bk
100
Lot
518
Unit
105



Michael Kent Zambelli
135 Post Avenue,
Unit No. 11E,
Westbury, NY

KENT ZAMBELLI and CAROL KUNAN

TO

FRANK ABBADESSA and
GENEVIEVE ABBADESSA, his wife

With COVENANT AGAINST GRANTOR'S ACTS
Title No. 257174

SECTION
BLOCK
LOT
COUNTY
NASSAU
Recorded at Request of
RETURN BY MAIL TO:

Notary Public

Notary Public

On the _____ day of _____, 1997, 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

STATE OF NEW YORK, COUNTY OF _____
ss: _____

Notary Public

On the _____ day of _____, 1997, before me
personally came _____
to me known to be the individual(s) described in and who executed
the foregoing instrument, and acknowledged that _____
executed the same.

STATE OF NEW YORK, COUNTY OF _____
ss: _____

On the _____ day of _____, 1997, before me
personally came _____
to me known, who, being by me duly sworn, did depose and say
that he/she resides at No. _____
that he/she is the _____
of _____
the corporation described in and _____ he knows the
which executed the foregoing instrument; that _____ seal of said corporation; that the seal affixed to said instrument is
such 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.

STATE OF NEW YORK, COUNTY OF _____
ss: _____

JANICE P. MCKAY
NOTARY PUBLIC, State of New York
No. 4845031
Qualified in Suffolk County
Term Expires March 31, 2000

On the _____ day of _____, 1997, before me
personally came _____
FRANK ABBADESSA and GENEVIEVE ABBADESSA
to me known to be the individual(s) described in and who
executed the foregoing instrument, and acknowledged that _____
they executed the same.

STATE OF NEW YORK, COUNTY OF NASSAU
ss: _____