

NASSAU COUNTY CLERKS OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 1999-12-22
Recorded Time: 4:07:02 p

Record and Return To:

Liber Book: D 11149
Pages From: 715
To: 718

Control
Number: 1650
Reference
Number: RE 012377
Doc Type: D61 Deed

Location:	Section	Block	Lot	Unit
N. HEMPSTEAD (2822)	0010	00100-00	00518	00217

Consideration Amount: 104,000.00

TEM001

Taxes Total	1,456.00
Recording Totals	62.00
Total Payment	1,518.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
KAREN V. MURPHY
COUNTY CLERK



1999122201650



Standard N.Y.B.T.U. Form 8007-10M.

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

PAC 10957

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

THIS INDENTURE, made the 29 day of November nineteen hundred and ninety nine BETWEEN
ALICE M. FURLONG, residing at 135 Post Avenue, Apt. 2Q, Westbury, N.Y.

party of the first part, and

JoAnn L. Bianco, residing at

135 Post Av, Westbury, NY

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) dollars Lawful money of the United States, 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 piece or parcel of real property with the buildings 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 as Apartment No. 2Q, together with an undivided .6547 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, 1947 in Liber 8671 of conveyances at page 453 and also being designated as Section 10, Block 100, Lot 518, Tax Unit 217 on the Land and Tax Map of the County of Nassau certified by Ivan E. Ceipott, 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;

Running thence north 82 degrees 51 minutes 40 seconds east 165.97 feet to the westerly side of Post Avenue;

Running 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;

Running thence south 82 degrees 51 minutes 40 seconds west along the land now or formerly of Lee W. Smith, 188.87 feet;

Running 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);

Running 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;

Running 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;

Running thence north 87 degrees 25 minutes 05 seconds east along the southerly side of Orchard Street 159.19 feet to a point;

Running 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.

SAID premises being known as and by the street address 135 Post Avenue, Unit 2Q, Westbury, N.Y. 11590.

BEING and intended to be the same premises as heretofore conveyed to the party of the first part by deed from Chee Kwan Mok, dated 9/23/87 and recorded on 11/20/87 in deed Liber 9864 cp 415.

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.

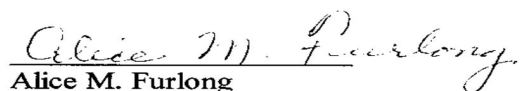
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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

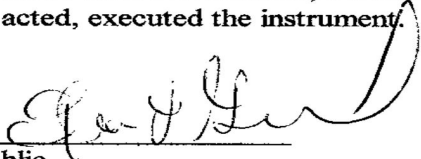



Alice M. Furlong

STATE OF NEW YORK,
COUNTY OF Nassau

SS:

On the 29 day of November 1999, before me the undersigned Notary Public in and for said State, personally appeared Alice M. Furlong personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and who acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

FRAN L. GIRIMONTI
Notary Public, State of New York
No. 4977106
Qualified in Nassau County
Commission Expires January 28, 2001

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

Alice M. Furlong

TO

Jo Ann Bianco

STANDARD FORM OF NEW YORK BOUO OF TITLE UNDERWRITERS

Section 10

Block 100

Lot 518 Tax Unit 217

County of Nassau

Record and Return to

M. Kathryn Meng, Esq

Cianciulli & Meng, P.C.

773 Hempstead Turnpike

Uniondale, N.Y. 11553-2046

P.F.G. POSTTEST CORP.
707 YONKERS AVE.
YONKERS, NY 10704
(914) 471-1111