

Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
01RETT022900

Type of Instrument: Deed

Control No: 199606192121

MARGHERITA M  
TILLEY

JOAN  
OBRIEN

Recorded: 6/19/1996  
At: 3:20:25 PM  
In Liber: 10663  
Of: Deed Book  
From Page: 0575  
Through Page: 0578

Refers to Liber: 00000  
Of:  
Page: 0000

Location:	Section:	Block:	Lot:	Unit:
N. Hempstead (2822)	00000010	00100-00	00518	00206

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 86,500.00

Received The Following Fees For Above Instrument

		Exempt			Exempt
Recording	\$	27.00	NO	State Fee	\$ 4.75 NO
Equal/Cty	\$	5.00	NO	St.Fee/Cty	\$ .25 NO
Gains Tax	\$	1.00	NO	Trans Tax	\$ 346.00 NO
Surchg/NYS	\$	22.00	NO		
Surchg/Cty	\$	3.00	NO		

Fees  
Paid: \$ 409.00

Deed Number (RETT): 01RETT022900

THIS PAGE IS A PART OF THE INSTRUMENT

Karen V. Murphy  
County Clerk, Nassau County

LAK001



199606192121



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 10<sup>th</sup> day of June, 1996BETWEEN MARGHERITA M. TILLEY residing at 135 Post Avenue,  
Westbury, N.Y. 11590

party of the first part, and

JOAN O'BRIEN residing at 649 East 14th Street,  
New York, N.Y.

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Eighty-Six Thousand Five Hundred (\$86,500.00) ----- 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 in the incorporated Village of Westbury, Town of North Hempstead, County of Nassau and State of New York, known and designated as Apartment Number 2F together with an undivided .8546 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 206 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 in the Declaration of Condominiums recorded in Liber 8671, cp 453 aforesaid.

~~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. \*Continued on next page~~

~~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:

Margherita M. Tilley  
John J. Sullivan attorney-in-fact

See 10  
Block 100  
Lot 518  
CA 20  
Unit 206

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED AT THE REQUEST OF  
OMNI ABSTRACT CORP.  
475 SUNRISE HIGHWAY  
WEST BABYLON, N.Y. 11704-6017  
(516) 669-2273  
OR  
1-800-287-OMIT  
TLE  
ANY  
10177

DARIA M. SULLIVAN, ESQ.  
392 Hillside Avenue  
Williston Park, N.Y. 11596

RETURN BY MAIL TO

Recorded at Request of STEWART TITLE INSURANCE COMPANY

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN  
STREET ADDRESS

**BARGAIN AND SALE DEED**  
**WITH COVENANT AGAINST GRANTOR'S ACTS**  
Title No. *9668-207517*

STATE OF NEW YORK, COUNTY OF  
ss: \_\_\_\_\_  
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 \_\_\_\_\_  
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 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: \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
personally came \_\_\_\_\_  
to me known to be the individual  
described in and who executed the foregoing instrument, with  
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 \_\_\_\_\_  
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.

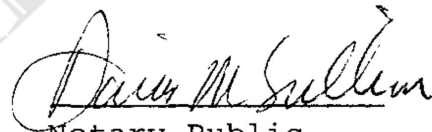
STATE OF NEW YORK, COUNTY OF  
ss: \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
personally came \_\_\_\_\_  
to me known to be the individual  
described in and who  
executed the foregoing instrument, and acknowledged  
that \_\_\_\_\_  
executed the same.

STATE OF NEW YORK, COUNTY OF  
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 NASSAU ) ss:

On the 10<sup>th</sup> day of June, 1996, before me came JOHN J. SULLIVAN, ESQ., to me known and known to me to be the attorney-in-fact of MARGHERITA M. TILLEY, the individual described in, and who by her attorney-in-fact executed the foregoing instrument, and duly acknowledge before me that he executed same as the act and deed of MARGHERITA M. TILLEY, therein described, and for the purpose herein mentioned by virtue of a Power of Attorney duly executed by the said MARGHERITA M. TILLEY, dated the 7th day of February, 1995, and intended to be recorded simultaneously herewith.

DARIA M. SULLIVAN  
NOTARY PUBLIC, State of New York  
No. 02SU4980726  
Qualified in Nassau County  
Commission Expires April 4, 1997

  
Notary Public