

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
01RETT020207

Type of Instrument: Deed

Control No: 199605131918

SIN
CHAN

TSENG

LUIGI
VISCOME

Recorded: 5/13/1996
At: 2:54:03 PM
In Liber: 10651
Of: Deed Book
From Page: 0830
Through Page: 0832

Refers to Liber: 00000
Of:
Page: 0000

Location:
N. Hempstead (2822)

Section:
00000010

Block:
00107-00

Lot:
00058

Unit:

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 243,000.00

Received The 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	\$ 972.00 NO
Surchg/NYS	\$	22.00	NO		
Surchg/Cty	\$	3.00	NO		

Fees
Paid: \$ 1,032.00

Deed Number (RETT): 01RETT020207

THIS PAGE IS A PART OF THE INSTRUMENT

Karen V. Murphy
County Clerk, Nassau County

TMS001



199605131918



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

THIS INDENTURE, made the 25 day of April, nineteen hundred and ninety-six
BETWEEN

1 Sin Tseng Chan residing at 31 Manchester St
Westbury, NY.
party of the first part, and

1 Luigi Viscome and Filomena Viscome, his wife
residing at 106-07 101st Ave. (Queens Park) Astoria, N.Y.
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,

972
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 as and by Lots 40 to 42 both inclusive and parts of Lots 39 and 43 in Block 7, on a certain map entitled "Revised Map of Westbury Gardens, Westbury, Nassau County, New York, June 10, 1926, H.D. Hawxhurst, C.E. Westbury, Nassau County by R & R Associates Inc." and filed in the Office of the Clerk of the County of Nassau on June 11, 1926 as Map No. 355, New No. 2358 and being more particularly bounded and described as follows:
BEGINNING at a point on the northerly side of Manchester Street distant 235 feet easterly from the corner formed by the intersection of the northerly side of Manchester Street with the easterly side of Longwood Avenue;
RUNNING THENCE, northerly at right angles to Manchester Street 100 feet;
THENCE easterly parallel with Manchester Street 75 feet;
THENCE southerly again at right angles to Manchester Street 100 feet to the northerly side of Manchester Street;
THENCE westerly along the northerly side of Manchester Street 75 feet to the point or place of BEGINNING.
BEING the same premises conveyed to the grantor herein, created by deed recorded August 11, 1988 in Liber 9930 page 171.
SAID PREMIES being known as 31 Manchester Street, Westbury, New York

1 Section: 10 Block: 107 Lot: 58

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:

[Signature]

LEGIBILITY POOR
FOR MICROFILM

By SIN TSENG CHAN by Kitty Mo Shui-chun
AS ATTORNEY IN FACT
SIN TSENG CHAN by: KITTY MO Shui-chun
attorney-in-fact

State of New York

County of Nassau

On this 20 day of April, 1994, before me personally came Sin Tseng Chan, to me personally known to be the person described and appointed attorney in fact in and by a certain power of attorney executed by Sin Tseng Chan, dated 4-11-94, (and recorded in the Office of the Clerk of Nassau County on the 11 day of April) (to be recorded in the Office of the Clerk of Nassau County simultaneously with the foregoing instrument) and acknowledged to me that he had executed the foregoing instrument as the act of the said Sin Tseng Chan.

NOTARY PUBLIC

CYNTHIA J. CONZA
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01C05019858
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES OCT. 25, 1997

STATE OF NEW YORK, COUNTY OF

§§:

On the 20 day of April, 1994, 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.

LEGIBILITY POOR
FOR MICROFILM

STATE OF NEW YORK, COUNTY OF

§§:

On the 20 day of April, 1994, before me personally came Sin Tseng Chan, to me known, who, being by me duly sworn, did depose and say that he resides at No. 1096 99th St

that he is the owner of

Sin Tseng Chan, 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 fixed 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

§§:

On the 20 day of April, 1994, 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. 1096 99th St

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.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

No. 1096 99th St

SIN TSENG CHAN

TO

LUIGI VISCOME and FILOMENA VISCOME,
his wife

SECTION 10

BLOCK 107

LOT 38

COUNTY OR TOWN Nassau

RETURN BY MAIL TO:

Peter J. Conza, Esq.
97-01 101 Avenue
Ozone Park, NY 11416

Zip No.

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