



Title #: B18-15376 Order #: MT-352-6546599

NEW JERSEY TAX & ASSESSMENT SEARCH

For: BERKSHIRE ABSTRACT & TITLE

BLOCK : 74	ASSESSED OWNER : PALISADES AVE MANAGEMENT LLC
LOT : 24	BILLING ADDRESS : 14 BROOKSIDE TERRACE CALDWELL, NJ 07006-4115
QUAL :	LOT ADDRESS : 217 PALISADE AVE
XLOT :	BERGEN : GARFIELD CITY (973) 340-2103
	(MUNI CODE: 0221) 111 OUTWATER LANE GARFIELD NJ 07026

**INFORMATION
(FOR RESALE)** : C.O. REQUIRED ON NEW CONSTRUCTION & RESALES
SMOKE DETECTOR INSPECTION REQUIRED AS PER NJAC 5:70-4.19
CALL (973) 340-2106 FOR INSPECTION
INSPECTION FEE 30.00

ASSESSOR'S CODE : 2 - RESIDENTIAL (NOT TO BE USED FOR DETERMINING NJ MANSION TAX)

APX. LOT SIZE : 4750 SF

ASSESSED VALUES : LAND : \$100,400 IMP. : \$119,700 TOT. : \$220,100

TAX RATE :: \$2.841 PER \$100 OF ASSESSED VALUE

TAX EXEMPTIONS

2017 TAXES : \$6,142.99 PAID IN FULL

-2018 - DUE DATE

QTR1 - 02/01 : \$1,536.00 PAID

QTR2 - 05/01 : \$1,536.00 PAID

QTR3 - 08/01 : \$1,591.04 PAID

QTR4 - 11/01 : \$1,590.00 PAID

-2019 - DUE DATE :

QTR1 - 02/01 : \$1,

QTR2 - 05/01 : \$1,563.00

ADDED ASSESSMENTS : NONE

WATER ACCOUNT # : SEE ADDEND

SEWER ACCOUNT

Certificate as to current status of pending (unconfirmed) assessments:

ORDINANCE #: NONE

TYPE OF IMPROVEMENT:

Charles Jones LLC guarantees that the above information accurately reflects the contents of the public record as of 12/19/2018



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NEW JERSEY TAX & ASSESSMENT SEARCH

For: BERKSHIRE ABSTRACT & TITLE

Charles Jones LLC guarantees that the above information accurately reflects the contents of the public record as of 12/19/2018



HEREBY ISSUED TO:

TIDELAND SEARCH CERTIFICATE

ACCOUNT: 567256120

REFERENCE: B18-15376

BERKSHIRE ABSTRACT & TITLE

141 AYERS CT STE 1B
TEANECK, NJ 07666

CHARLES JONES LLC CERTIFIES THAT NO PORTION OF THE PROPERTY HEREINAFTER DESIGNATED IS PRESENTLY CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE APPLICABLE TIDELANDS MAP PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL, SUBJECT TO THE RESERVATIONS WHICH APPEAR ON THE ADOPTED MAP AND OVERLAY.

APPLICABLE TIDELANDS MAP

TIDELANDS MAP NUMBER: 742-2148 & 742-2154

TIDELANDS MAP DATE: 27-MAY-1982

DESIGNATED PROPERTY

COUNTY: BERGEN

STATE: NEW JERSEY

MUNICIPALITY: CITY OF GARFIELD

BLOCK: 74

LOT: 24

STREET NUMBER & NAME: 217 PALISADE AVE

SEARCH RESULTS

FINDINGS: UNCLAIMED

DATED: 18-DEC-2018

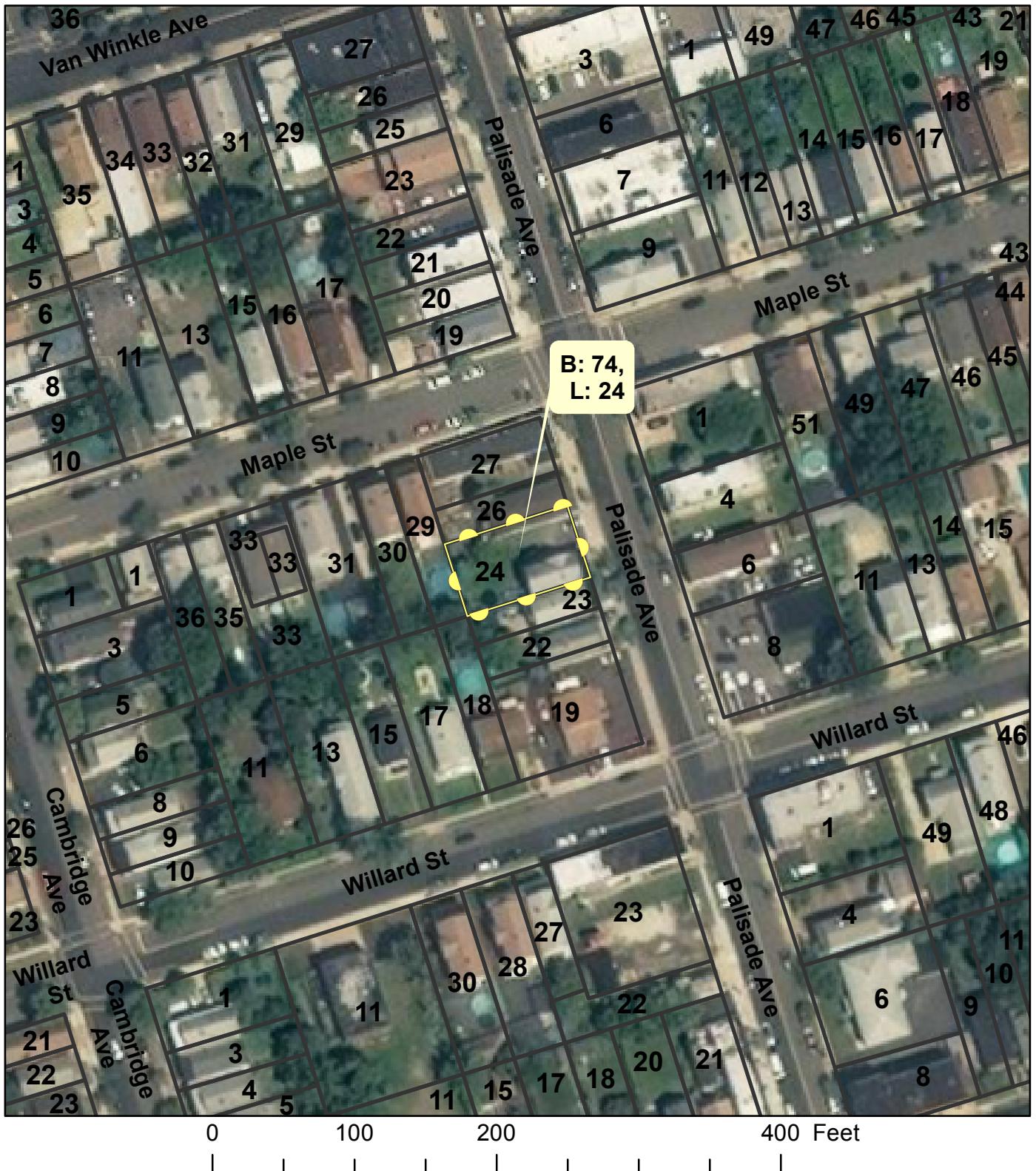
FEE: \$30.00

TAX: \$0.00

TOTAL: \$30.00

CHARLES JONES LLC
HAS EXECUTED THIS CERTIFICATE

Tidelands Claim Search



Tidelands Legend

- PIQ
- Claimed
- TimeBarred
- Instruments
- Gore

The claim and property lines depicted are a scaled representation and are for informational purposes only. Results are based on the NJ State Tideland Conveyance Maps and are subject to the Tideland Reservation Statement. Charles Jones LLC is not responsible for errors or omissions in the State's data.

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS FREEDOM BANK 99 WEST ESSEX STREET, 2ND FLOOR MAYWOOD NJ 07607		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) Owner: PALISADES AVE MANAGEMENT LLC Address Supplied: 217 PALISADE AVE GARFIELD, NJ 00000 BLOCK: 74 LOT: 24	
		Address Found: 217 PALISADE AVE GARFIELD, NJ 07026 BLOCK: 74 LOT: 24	

3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED \$	
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SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name GARFIELD CITY	2. County(ies) BERGEN	3. State NJ	4. NFIP Community Number 340037
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B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 34003C 0251 G	2. NFIP Map Panel Effective / Revised Date 30-SEP-2005	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO <input type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below).
4. Flood Zone AE	5. No NFIP Map	Date Case No.

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

- Federal Flood Insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP
- Federal Flood Insurance is not available (community does not participate in the NFIP).
- Building/Mobile Home is in a Coastal Barrier Resources Area(CBRA) or Otherwise Protected Area(OPA). Federal Flood Insurance may not be available.
CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? Yes No

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.

If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.

E. COMMENTS (Optional)

Base Flood Elevation: 20 FEET

THIS CHARLES JONES DETERMINATION IS CERTIFIED BY CHARLES JONES LLC TO FREEDOM BANK FOR THE SOLE PURPOSE OF ITS COMPLYING WITH THE FLOOD DISASTER PROTECTION ACT OF 1973. CHARLES JONES LLC HAS PROVIDED THIS FLOOD DETERMINATION TO BE USED BY THE ENTITY NAMED IN SECTION 1, BOX 1 FOR COMPLIANCE WITH THE 1994 REFORM ACT. IT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, PROPERTY PURCHASE CONSIDERATION OR PROPERTY VALUE DETERMINATION.

Requested By: Customer Name: BERKSHIRE ABSTRACT & TITLE

Account: 567256120

Customer Reference:
B18-15376

Attention:

Address: 141 AYERS CT STE 1B TEANECK, NJ 07666

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)


Charles Jones LLC
A DataTrace Company

Charles Jones LLC
P.O. Box 8488
Trenton, NJ 08650 - 0488
www.charlesjones.com

Date of Determination

18-DEC-2018

Search Number

FL2018-352-1089

NOTICE IS GIVEN TO: PALISADES AVE MANAGEMENT LLC

The Flood Disaster Protection Act of 1973, as amended, requires that Federally regulated lending institutions shall not make, increase, extend, or renew any loan secured by improved real estate, or a mobile home located or to be located, in an area that has been identified by the Administrator of the Federal Emergency Management Agency (FEMA) as an area having special flood hazards and in which flood insurance has been made available under the National Flood Insurance Act of 1968, through the National Flood Insurance Program (NFIP), unless the building or mobile home and any personal property securing such loan is covered for the term of the loan by flood insurance in an amount at least equal to the outstanding principal balance of the loan or the maximum limit of coverage made available under the Act with respect to the particular type of property, whichever is less.

NOTICE TO BORROWER ABOUT SPECIAL FLOOD HAZARD AREA STATUS Notice of Property in Special Flood Hazard Area (SFHA)

The building or mobile home securing the loan for which you have applied is or will be located in an area with special flood hazards. The area has been identified by the Administrator of FEMA as an SFHA using FEMA's Flood Insurance Rate Map or the Flood

Hazard Boundary Map for the following community: GARFIELD CITY

This area has at least a one percent (1%) chance of a flood equal to or exceeding the base flood elevation (a 100-year flood) in any given year. During the life of a 30-year mortgage loan, the risk of a 100-year flood in a SFHA is 26 percent (26%). Federal law allows a lender and borrower jointly to request the Administrator of FEMA to review the determination of whether the property securing the loan is located in an SFHA. If you would like to make such a request, please contact us for further information.

 Notice of Property Not in Special Flood Hazard Area (SFHA)

The building or mobile home described in the attached instrument is not currently located in an area designated by the Administrator of FEMA as a SFHA. NFIP flood insurance is not required, but may be available. If, during the term of this loan, the subject property is identified as being in a SFHA, as designated by FEMA, you may be required to purchase and maintain flood insurance at your expense.

NOTICE TO BORROWER ABOUT FEDERAL FLOOD DISASTER ASSISTANCE Notice in Participating Communities

The community in which the property securing the loan is located participates in the NFIP. The Flood Disaster Protection Act of 1973, as amended, mandates federally insured or regulated lenders to require the purchase of flood insurance on all buildings being financed that are located in SFHAs of communities participating in the NFIP. The flood insurance must be maintained for the term of the loan. If you fail to purchase or renew flood insurance on the property, Federal law authorizes and requires us to purchase the flood insurance at your expense.

Flood insurance coverage under the NFIP may be purchased through an insurance agent who will obtain the policy either directly through the NFIP or through an insurance company that participates in the NFIP. Flood insurance also may be available from private insurers that do not participate in the NFIP. You should compare the flood insurance coverage, deductibles, exclusions, conditions, and premiums associated with flood insurance policies issued on behalf of the NFIP and policies issued on behalf of private insurance companies and contact an insurance agent as to the availability, cost, and comparisons of flood insurance coverage.

Escrow Requirement for Residential Loans

Federal law may require a lender or its servicer to escrow all premiums and fees for flood insurance that covers any residential building or mobile home securing a loan that is located in an area with special flood hazards. If your lender notifies you that an escrow account is required for your loan, then you must pay your flood insurance premiums and fees to the lender or its servicer with the same frequency as you make loan payments for the duration of your loan. These premiums and fees will be deposited in the escrow account, which will be used to pay the flood insurance provider.

At a minimum, flood insurance purchased must cover the lesser of

- (1) the outstanding principal balance of the loan; or
- (2) the maximum amount of coverage allowed for the type of property under the NFIP.

Flood insurance coverage under the NFIP is limited to the overall value of the property securing the loan minus the value of the land on which the property is located.

Federal disaster relief assistance (usually in the form of a low-interest loan) may be available for damages incurred in excess of your flood insurance if your community's participation in the NFIP is in accordance with NFIP requirements. Although you may not be required to maintain flood insurance on all structures, you may still wish to do so, and your mortgage lender may still require you to do so to protect the collateral securing the mortgage. If you choose not to maintain flood insurance on a structure and it floods, you are responsible for all flood losses relating to that structure.

 Notice in Nonparticipating Communities

Flood insurance coverage under the NFIP is not available for the property securing the loan because the community in which the property is located does not participate in the NFIP. In addition, if the nonparticipating community has been identified for at least one year as containing an SFHA, properties located in the community will not be eligible for Federal disaster relief assistance in the event of a Federally-declared flood disaster.

Borrower's Signature

Date

Borrower's Signature

Date

Lending Institution

Date

Lending Institution Authorized Signature

Date

12/19/2018

BMG Abstracting, LLC

B18-15376

TITLE REPORT

PREMISES: Garfield, Bergen County

217 Palisade Avenue

TAX LOT 24 BLOCK 74

FILED MAP # 255 LOT 24,25 BLOCK G

TITLE IN: Palisades Avenue Management, LLC

DEED BOOK V 1872 PAGE 974

MORTGAGES: BOOK V 1872 PAGE 980 \$ 200,000.00

BOOK _____ PAGE _____ \$ _____

BOOK _____ PAGE _____ \$ _____

RESTRICTIONS: none

GRANTS, EASEMENTS: none

SETBACK: none

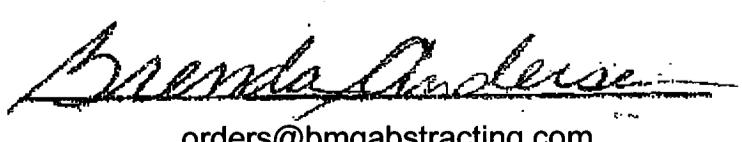
ESTATES: none

JUDGMENTS: none

JUDGMENTS VS. PURCHASERS: GarSam Realty LLC - clear

REMARKS:

WE HAVE RELIED ON THE INDICES IN MAKING THIS SEARCH, NO RESPONSIBILITY IS ACCEPTED FOR
ITEMS IMPROPERLY INDEXED OR OMITTED BY THE COUNTY.


Brenda Anderson

orders@bmgabstracting.com

COMPUTER INDEX: 12/7/2018

**BMG ABSTRACTING, LLC
234 Lawrence Avenue
Hasbrouck Heights, NJ 07604**

For Services rendered:

To: **Berkshire Abstract & Title Agency, LLC**

Date: **12/19/2018**

File #: **B18-15376**

Owner: **Palisades Avenue Management, LLC**

Purch: **GarSam Realty LLC**

PQ: **217 Palisade Avenue**

Garfield, Bergen County

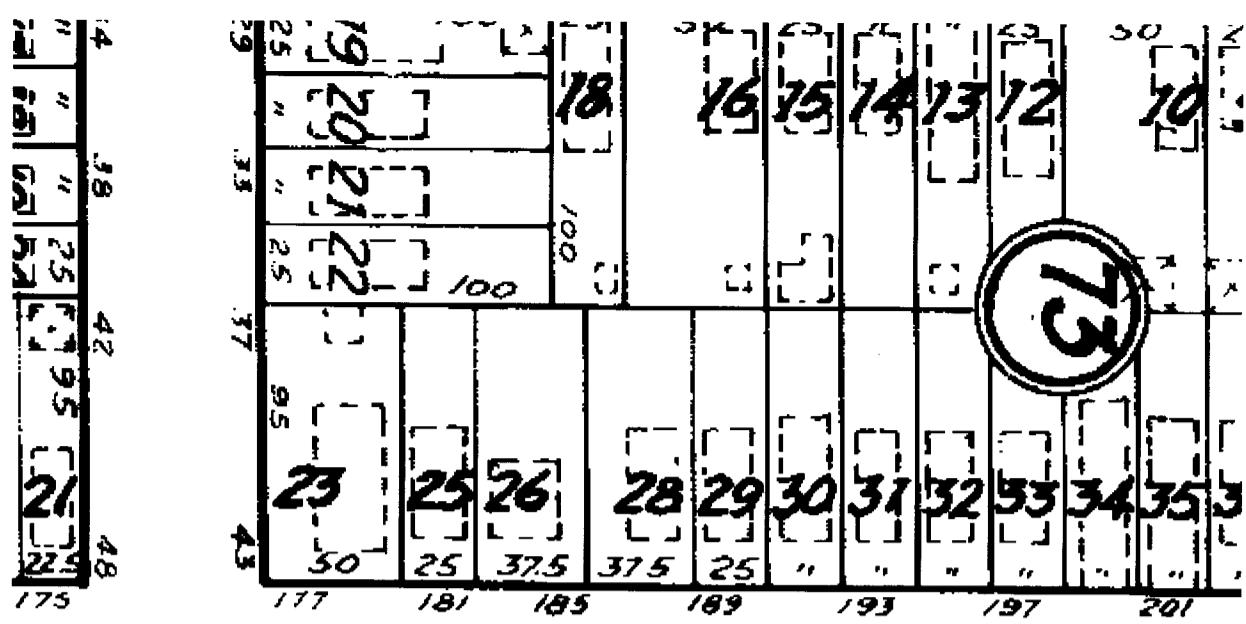
Search fee: **\$100.00**

Copy fee:

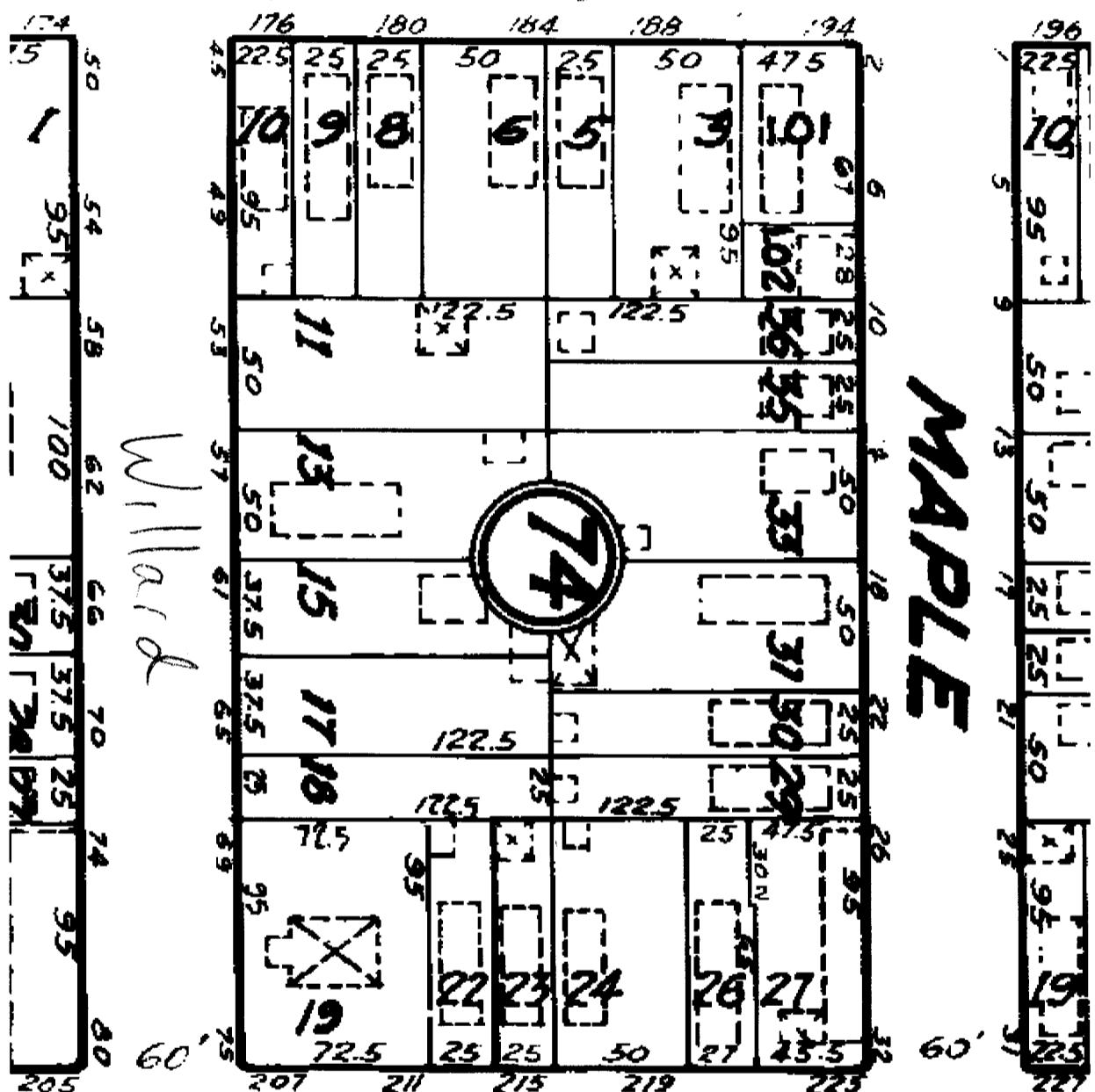
Total **\$100.00**

Thank you!

Brenda Anderson



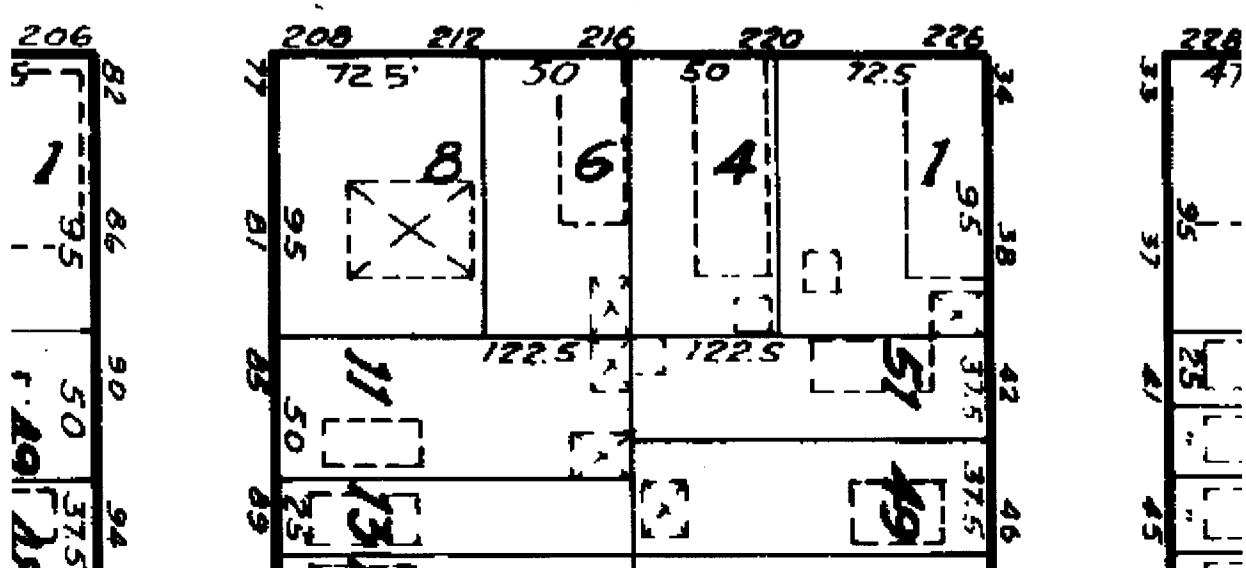
109, Cambridge



MAPLE

Willard

60 Palisade Ave



warrant generally the property hereby conveyed

In Witness Whereof the said grantors have
hereunto set their hands and seals the day and year first above written

Signed sealed and delivered

in the presence of

John Shirak (L.S.)

Jas. A Sullivan

Paraska Shirak (L.S.)

State of New Jersey

Passaic County SS.

Be it remembered that on this thirtieth day
of April in the year one thousand nine hundred and thirteen before me the subscriber
a Master in Chancery of New Jersey personally appeared John Shirak and Paraska Shirak
his wife who I am satisfied are the grantors in the within Indenture named and I
having first made known to them the contents thereof they did each acknowledge
that they signed sealed and delivered the same as their voluntary act and deed for
the uses and purposes therein expressed. And the said Paraska Shirak wife as
aforesaid being by me privately examined separate and apart from her said husband
did further acknowledge that she signed sealed and delivered the same as her voluntary
act and deed freely and without any fear threats or compulsion of or from her said
husband

Jas A. Sullivan

Master in Chancery of New Jersey

Received in the office and recorded May 6th 1913 at 9.53 A.M.

Charles F. Thompson, Clerk.

55123.

Adrian D. Sullivan, Individually

and as Trustee and

Lucia M., his wife

to

Deed dated May 1st 1913.

George Gronieck and

Nellie his wife

This Deed made the first day of May nineteen
hundred and thirteen Between Adrian D. Sullivan individually and as Trustee and
Lucia M. Sullivan his wife of the City of Passaic in the County of Passaic and
State of New Jersey (hereinafter known as the grantors) And George Gronieck and
Nellie Gronieck his wife of the Borough of Garfield in the County of Bergen and
State of New Jersey (hereinafter known as the grantees) Witnesseth that in

D- 843-583

R 5-6-13

consideration of one dollar and other valuable considerations the said grantors do grant bargain sell and convey unto the said grantees their heirs and assigns

All that certain tract of land and premises situate in the Borough of Garfield in the County of Bergen and State of New Jersey Beginning at a point on the southwesterly line of Palisade Avenue distant ninety seven and five tenths (97.5) feet southeasterly from the corner formed by the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street) and running thence (1) southwesterly and parallel with Maple Street ninety five (95) feet thence (2) southeasterly and at right angles with the first course twenty five (25) feet thence (3) northeasterly and parallel with the first course ninety five (95) feet to the southwesterly line of Palisade Avenue thence (4) northwesterly and along the southwesterly line of Palisade Avenue twenty five (25) feet to the point or place of beginning Being further known designated and shown on a certain map entitled "Map of Property of the Garfield Land Association Garfield N. J. Wise and Watson Engrs. Passaic N. J." as lot numbered twenty four (24) in Block "G" This conveyance is made subject to all taxes and assessments since March 15th nineteen hundred and ten

To Have and to Hold all and singular the above described land and premises with the appurtenances unto the said grantees their heirs and assigns forever And the said Adrian D. Sullivan covenants with the said grantees as follows: (1) That he is lawfully seized of the said land (2) That he has the right to convey the said land to grantee (3) That the grantees shall have quiet possession of the said land and that the same are free from all incumbrances (4) That he will execute such further assurances of the said land as may be requisite (5) That he has done no act to encumber the said land (6) That he will warrant generally the property hereby conveyed

In Witness Whereof the said grantors have hereunto set their hands and seals the day and year above written
Signed sealed and delivered

in the presence of

Adrian D. Sullivan (L.S.)

W. J. Schleich

Individually and as Trustee

Lucia M. Sullivan (L.S.)

State of New Jersey

County of Passaic SS.

Be it remembered that on this fifth day of May in the year of our Lord one thousand nine hundred and thirteen before me the subscriber an Attorney at Law of New Jersey personally appeared Adrian D. Sullivan Individually and as Trustee and Lucia M. Sullivan his wife who I am

satisfied are the grantors in the within deed of conveyance named and I having first made known to them the contents thereof they did each acknowledge that they signed sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed And the said Lucia M. Sullivan wife as aforesaid being by me privately examined separate and apart from her husband did further acknowledge that she signed sealed and delivered the same as her voluntary act and deed freely without any fear threats or compulsion of her said husband

Winfield J. Schleich

An Attorney at Law of New Jersey

Received in the office and recorded May 6th 1913 at 9.54 A.M.

Charles F. Thompson, Clerk.

55124.

Adrian D. Sullivan, Individually

and as Trustee and

Lucia M., his wife

to

Deed dated May 1st 1913.

Joseph Kupiszewski and

Annie his wife

This Deed made the first day of May nineteen hundred and thirteen Between Adrian D. Sullivan Individually and as trustee and Lucia M. Sullivan his wife of the City of Passaic in the County of Passaic and State of New Jersey(hereinafter known as the grantors) And Joseph Kupiszewski and Annie Kupiszewski his wife of the Borough of Garfield in the County of Bergen and State of New Jersey (hereinafter known as the grantees) Witnesseth that in consideration of one dollar and other valuable considerations the said grantors do grant bargain sell and convey unto the said grantees their heirs and assigns

All that certain tract of land and premises situate in the Borough of Garfield in the County of Bergen and State of New Jersey Beginning at a point on the southeasterly line of Van Winkle Avenue distant ninety five (95) feet northeasterly from the corner formed by the intersection of the southeasterly line of Van Winkle Avenue and the northeasterly line of Palisade Avenue and running thence (1) southeasterly and parallel with Palisade Avenue one hundred and twenty two and five tenths (122.5) feet thence (2) northeasterly and at right angles with the first course twenty five (25) feet thence (3) northwesterly and parallel with the first course one hundred and twenty two and five tenths (122.5) feet to the southeasterly line of Van Winkle Avenue thence (4) southwesterly

This Indenture,

Made the 13th day of August , in the year of our Lord
One Thousand Nine Hundred and Fifty-three,

Between

GEORGE GRONEK (also known as GEORGE GRONIECK)
and NELLIE GRONEK (also known as NELLIE
GRONIECK), his wife,

of the City of Garfield, in the County
of Bergen and State of New Jersey,
party of the first part:
And

JEAN KARWAN of No. 81 Grand Street, in the
City of Garfield, County of Bergen and State
of New Jersey,

party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of

ONE (\$1.00) DOLLAR,

lawful money of the United States of America,
to them in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents do give, grant bargain, sell, alien, release, enfeoff, convey and confirm unto the
said party of the second part, and to her heirs and assigns, forever, All those
certain tracts or parcels of land and premises, hereinafter particularly
described, situate, lying and being in the City of Garfield,
in the County of Bergen and State of New Jersey:

FIRST TRACT:

BEGINNING at a point on the westerly side of Palisade
Avenue, distant seventy-two and five tenths (72.5) feet from the
corner formed by the intersection of the southerly side of Spring
Street and the westerly side of Palisade Avenue, and running thence
(1) Southwesterly and parallel with Spring Street, ninety-five (95)
feet; thence (2) Southeasterly and at right angles with the first
course, twenty-five (25) feet; thence (3) Northeasterly and parallel
with the first course ninety-five (95) feet to the westerly side of
Palisade Avenue; and thence (4) Northwesterly and along the westerly
side of Palisade Avenue, twenty-five (25) feet to the point or place
of BEGINNING.

Being further known, designated and shown as lot twenty-
five (25) in Block "G" on map of property of the Garfield Land
Association, Garfield, New Jersey, Wise and Watson, Engineers.

S. M. REVENUE STAMPS

(over)

D. 3458-117

R 8-17-57

BOOK 3458 PAGE 118

Passaic, N. J.

Being the same premises conveyed to George Gronek of the parties of the first part herein by deed dated March 15th, 1910, and recorded in the Bergen County Clerk's Office on September 28th, 1911, in Book 796 of Deeds for said County, on pages 278 &c.

SECOND TRACT:

BEGINNING at a point on the southwesterly line of Palisade Avenue, distant ninety-seven and five tenths (97.5) feet southeasterly from the corner formed by the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street) and running thence (1) Southwesterly and parallel with Maple Street, ninety-five (95) feet; thence (2) Southeasterly and at right angles with the first course, twenty-fives (25) feet; thence (3) Northeasterly and parallel with the first course, ninety-five (95) feet to the southwesterly line of Palisade Avenue; thence (4) Northwesterly and along the southwesterly line of Palisade Avenue, twenty-five (25) feet to the point or place of BEGINNING.

Being further known, designated and shown on a certain map entitled "Map of Property of the Garfield Land Association, Garfield, N. J., Wise and Watson, Engrs., Passaic, N. J." as lot numbered twenty-four (24) in Block "G".

Being the same premises conveyed to the parties of the first part herein by deed dated May 1st, 1913, and recorded in the Bergen County Clerk's Office on May 6th, 1913, in Book 843 of Deeds for said County, on pages 583 &c, in which deed the surnames of the parties of the first part are misspelled as George Gronieck and Nellie Gronieck, his wife.

(Note: As the consideration for this deed is under \$100.00, no revenue stamps are affixed hereon).

RECEIVED

AUG 17 10 55 AM '53

Alexander Green
BERGEN COUNTY CLERK

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

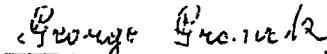
Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

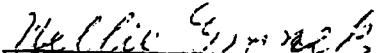
To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, her heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, her heirs and assigns forever:

In Witness Whereof, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered }
in the presence of }


Stanley J. POLOCK


GEORGE GRONEK (also known as
GEORGE GRONIECK) (L.S.)


NELLIE GRONEK (also known as
NELLIE GRONIECK) (L.S.)

BOOK 3458 PAGE 120

State of New Jersey, { ss:
County of Passaic }

Be it Remembered, That on this 13th day of August,
in the year of our Lord One Thousand Nine Hundred and Fifty-three, before me
the subscriber, an Attorney-at-Law of New Jersey,

personally appeared GEORGE GRONEK (also known as GEORGE GRONIECK) and
NELLIE GRONEK (also known as NELLIE GRONIECK), his
wife,

who, I am satisfied, are the grantors mentioned in the within Instrument, to
whom I first made known the contents thereof, and thereupon they acknowledged that,
they signed, sealed and delivered the same as their voluntary act and
deed, for the uses and purposes therein expressed.

Stanley J. Polack
Stanley J. Polack,
An Attorney-at-Law of New Jersey.

I HEREBY CERTIFY THIS TO BE A TRUE
COPY OF THE INSTRUMENT AS PRESENTED
FOR RECORDING.

Alexander Rosen
COUNTY CLERK, BERGEN COUNTY, N.J.

1 2
Aug 17 DEED 515 - 044430

Deed.

GEORGE GRONEK (also known as
GEORGE GRONIECK) and
NELLIE GRONEK (also known as
NELLIE GRONIECK), his wife,
TO

JEAN KARWAN.

RECORDING FEE \$15

Dated, August 13th, 1953.

Deed recorded in the Office of
the County of _____ on _____
the 13th day of August, A.D.,
at o'clock, in the noon
and Recorded in Book of DEEDS
for said County, on page _____

Record and return to:
LAW OFFICES
STANLEY J. POLACK
145 PASSAIC STREET
PASSAIC, N.J.

RECORDED

This Indenture,^{BOOK 3458 PAGE 121}

Made the 13th day of August , in the year of our Lord
One Thousand Nine Hundred and Fifty-three,
Between JEAN KARWAN, Single,

of the City of Garfield, in the County
of Bergen and State of New Jersey
party of the first part:
And

GEORGE GRONEK and NELLIE GRONEK, his wife,
of No. 217 Palisade Avenue, in the City of
Garfield, County of Bergen and State of
New Jersey,

party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of

ONE (\$1.00) DOLLAR,

lawful money of the United States of America,

to her in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents does give, grant bargain, sell, alien, release, enfeoff, convey and confirm unto the
said party of the second part, and to their heirs and assigns, forever, All those
certain tract or parcels of land and premises, hereinafter particularly
described, situate, lying and being in the City of Garfield,
in the County of Bergen and State of New Jersey:

FIRST TRACT:

BEGINNING at a point on the westerly side of Palisade
Avenue, distant seventy-two and five tenths (72.5) feet from the
corner formed by the intersection of the southerly side of Spring
Street (formerly known as Maple Street) and the westerly side of Palisade Avenue, and running thence
(1) Southwesterly and parallel with Spring Street, ninety-five (95)
feet; thence (2) Southeasterly and at right angles with the first
course, twenty-five (25) feet; thence (3) Northeasterly and
parallel with the first course, ninety-five (95) feet to the
westerly side of Palisade Avenue; and thence (4) Northwesterly
and along the westerly side of Palisade Avenue, twenty-five (25)
feet to the point or place of BEGINNING.

Being further known, designated and shown as lot twenty-
five (25) in Block "G" on map of property of the Garfield Land
Association, Garfield, New Jersey, Wise and Watson, Engineers.

over /

D-3458-121

R 8-17-53

BOOK 3458 PAGE 122

Passaic, N. J.

SECOND TRACT:

BEGINNING at a point on the southwesterly line of Palisade Avenue, distant ninety-seven and five tenths (97.5) feet southeasterly from the corner formed by the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street) and running thence (1) Southwesterly and parallel with Maple Street, ninety-five (95) feet; thence (2) Southeasterly and at right angles with the first course, twenty-five (25) feet; thence (3) Northeasterly and parallel with the first course, ninety-five (95) feet to the southwesterly line of Palisade Avenue; thence (4) Northwesterly and along the southwesterly line of Palisade Avenue, twenty-five (25) feet to the point or place of BEGINNING.

Being further known, designated and shown on a certain map entitled "Map of Property of the Garfield Land Association, Garfield, N. J., Wise and Watson, Engrs., Passaic, N. J." as lot numbered twenty-four (24) in Block "Q".

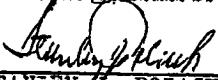
The above two tracts being the same land and premises conveyed by the parties of the second part herein to the party of the first part herein by deed of even date herewith and to be recorded simultaneously with the deed from the parties of the second part to the party of the first part, the intention of this deed being to create and establish an estate and a tenancy by the entirety, as husband and wife, in the names of George Gronek and Nellie Gronek, his wife, the parties of the second part herein.

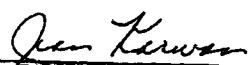
(Note: As the consideration for this deed is under \$100.00, no revenue stamps are affixed hereon).

RECEIVED
AUG 17 10 56 AM '53
Renee Deane
BERGEN COUNTY CLERK

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:
Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,
To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered }
in the Presence of }

STANLEY POLACK


JEAN KARWAN (L.S.)

BOOK 3458 PAGE 124

State of New Jersey, {
County of Passaic } 55;

Be it Remembered, That on this 13th day of August,
in the year of our Lord One Thousand Nine Hundred and Fifty-three, before me
the subscriber, an Attorney-at-Law of New Jersey,

personally appeared JEAN KARWAN, Single,

who, I am satisfied, is the grantor mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon she signed, sealed and delivered the same as her acknowledgment that, deed, for the uses and purposes therein expressed.


Stanley J. Polack,
An Attorney-at-Law of New Jersey.

I HEREBY CERTIFY THIS TO BE A TRUE
COPY OF THE INSTRUMENT AS PRESENTED
FOR RECORDING.

Alexander Accam
COUNTY CLERK, BERGEN COUNTY, N.J.

AM 17 DEED 5.15 - 044431

Deed.

JEAN KARWAN, Single,

RECORDED FEE \$1.50
PAID
GEORGE GRONEK and
NELLIE GRONEK, his wife.

Dated, August 13th, 1953.

Received in the
Office of
the County of
the day of
19 at o'clock, in the
and Recorded in Book
for said County, on page

Record and return to:
LAW OFFICES
STANLEY J. POLACK
145 PASSAIC STREET
PASSAIC, N.J.



Ex-
Ex-
10-23
10-28

Consideration
Book Transfer Fee
Recording Fee
or
T/F Total

This Indenture,

Made the 13th day of September, in the year of our Lord
One Thousand Nine Hundred and Seventy-six,

Between

X NELLIE GRONEK, Widow,

residing at No. 217 Palisade Avenue

in the City of Garfield, County of Bergen
and State of New Jersey, party of the first part;

And

JULIA RUOCO, residing at No. 355 West Shore Drive, Wyckoff,
New Jersey; BRUNO GRONEK, residing at No. 289 Congress Street,
Saddle Brook, New Jersey; EDWARD GRONEK, residing at 18 Chestnut
Street, Rochelle Park, New Jersey; and FLORENCE SACZAWA, residing

in the Township of Mahwah, County of Bergen
and State of New Jersey, party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of - - - - -
LESS THAN ONE HUNDRED (\$100.00) DOLLARS - - - - -
lawful money of the United States of America, to her in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by
these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
party of the second part, and to their heirs
and assigns, forever,

All those certain
tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being
in the City of Garfield, County of Bergen
and State of New Jersey:

FIRST TRACT:

Beginning at a point on the westerly side of Palisade
Avenue, distant seventy-two and five-tenths (72.5) feet from the corner
formed by the intersection of the southerly side of Maple Street (for-
merly known as Spring Street) and the westerly side of Palisade Avenue,
and running thence (1) Southwesterly and parallel with said Maple Street,
ninety-five (95) feet; thence (2) Southeasterly and at right angles with
the first course, twenty-five (25) feet; thence (3) Northeasterly and
parallel with the first course, ninety-five (95) feet to the westerly
side of Palisade Avenue; and thence (4) Northwesterly and along the
westerly side of Palisade Avenue, twenty-five (25) feet to the point
or place of Beginning.

Being further known, designated and shown as lot twenty-
five (25) in Block "G" on map of property of the Garfield Land Associa-

The Grantor is the mother of the Grantees

D BOOK 6160 PAGE 157

OVER

R - 9 - 14 - 76

ation, Garfield, New Jersey, Wise and Watson, Engineers, Passaic, N. J.
SECOND TRACT:

Beginning at a point on the southwesterly line of Palisade Avenue, distant ninety-seven and five-tenths (97.5) feet southeasterly from the corner formed by the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street) and running thence (1) Southwesterly and parallel with Maple Street, ninety-five (95) feet; thence (2) Southeast-
erly and at right angles with the first course, twenty-five (25) feet; thence (3) Northeasterly and parallel with the first course, ninety-five feet to the southwesterly line of Palisade Avenue; thence (4) North-
westerly and along the southwesterly line of Palisade Avenue, twenty-five (25) feet to the point or place of Beginning.

Being further known, designated and shown on a certain map entitled "Map of Property of the Garfield Land Association, Garfield, N. J. Wise and Watson, Engrs., Passaic, N. J." as lot numbered twenty-four (24) in Block "G".

Both tracts being the same premises conveyed to George Gronek and Nellie Gronek, his wife, by deed from Jean Karwan, dated August 13, 1953 and recorded August 17, 1953 in the Bergen County Clerk's Office in Book 3458 of Deeds, page 121. The said George Gronek died on July 22, 1959 in Paterson, New Jersey, leaving him surviving the within grantor, Nellie Gronek.

RECEIVED

1975 SEP 14 PM 12:46

Paul R Hartman
BERGEN COUNTY CLERK

BOOK 6160 PAGE 158

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to Hold all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs, and assigns forever: as tenants in common, each grantee having a one-fourth interest in the within described premises.

And the said NELLIE GRONEK, Widow,

for herself, her heirs, executors and administrators, do as covenant, promise and agree to and with the said party of the second part, their heirs and assigns that she has not made, done, committed, executed or suffered any set or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the party of the first part has set her hand and seal or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered }
in the Presence of }

Louis Turetsky
LOUIS TURETSKY

Nellie Gronek L.S.
NELLIE GRONEK

STATE OF NEW JERSEY,
COUNTY OF Bergen } ss.

BE IT REMEMBERED, that on this 15th day of September, 1976
before me, the subscriber, an Attorney at Law of New Jersey,
personally appeared

NELLIE GRONEK, Widow,
who, I am satisfied, is the grantor mentioned in the within Deed, and thereupon she acknowledged that she signed, sealed and delivered the same as her act and deed, for the uses and purposes therein expressed.

The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ less than \$100.00.

Prepared by

Louis Turetsky, Esq.

Louis Turetsky
LOUIS TURETSKY
AN ATTORNEY AT LAW OF NEW JERSEY

BOOK 8160 PAGE 159

STATE OF NEW JERSEY,
COUNTY OF

BE IT REMEMBERED, that on this
before me, the subscriber, a
personally appeared

who, I am satisfied,
acknowledged that
for the uses and purposes therein expressed.
the grantor mentioned in the within Deed, and thereupon
signed, sealed and delivered the same as
act and deed,
The full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$

STATE OF NEW JERSEY,
COUNTY OF

BE IT REMEMBERED, that on this day of 19
before me, the subscriber, a

who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the

that the grantor named in the within Deed,
is the
of said corporation; that the execution as well as the making of this Deed, has been duly authorized by a
proper resolution of the Board of
of the said corporation; that deponent
knows the corporate seal of said corporation; and the seal affixed to said Deed is such corporate seal
and was thereto affixed, and said Deed signed and delivered by said
President,
as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon sub-
scribed his name thereto as witness.
The full and natural name of

The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. I(c), is \$

*Sworn to and subscribed before me,
at
the date aforesaid.*

JULIA RUOCO, BRUNO GRONEK,
EDWARD GRONEK and FLORENCE
SACZAWA

Dated. September 13, 1976.

Recited in the
the County of
on the day of
at o'clock, in the
Recorded in Book
said County, on page

Record and Return to:

LAW OFFICES
ROCCO R. CHIRICO
396 Midland Avenue
Garfield, New Jersey

ABSTRACTED

This Deed, made the 19th day of November, 1978,

Between

JULIA RUOCO, Widow, residing at 355 W. Shore Drive, Wyckoff, New Jersey; ERUNO GRONEK and PAULINE GRONEK, his wife, residing at 289 Congress Street, Saddle Brook, New Jersey; EDWARD GRONEK and JANE GRONEK, his wife, residing at 18 Chestnut Street, Rochelle Park, New Jersey; and FLORENCE SACZAWA and MATTHEW SACZAWA, her husband, residing at 189 East Crescent Avenue in the Township of Mahwah in the County of Bergen and State of New Jersey, herein designated as the Grantors,

Consideration \$ 45,500.00
Recording Fee
By Record
Tele. 69-2222
Date 11-20-78

PETER POPOWICH and MARGARET POPOWICH, his wife,

residing or located at No. 221 Palisade Avenue in the City of Garfield in the County of Bergen and State of New Jersey, herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of FORTY-FIVE THOUSAND FIVE HUNDRED (\$45,500.00) DOLLARS lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All those tracts or parcels of land and premises, situate, lying and being in the City of Garfield in the County of Bergen and State of New Jersey, more particularly described herein.

Tax Map Reference

{ (NJS 46:15-2.1) Municipality of: City of Garfield Account No.
Block No. 74 Lot No. 24
 No property tax identification number is available on date of this deed. (Check box if applicable.)
Premises commonly known as No. 217 Palisade Avenue, Garfield, New Jersey.

FIRST TRACT:

BEGINNING at a point on the westerly side of Palisade Avenue, distant seventy-two and five-tenths (72.5) feet from the corner formed by the intersection of the southerly side of Maple Street (formerly known as Spring Street) and the westerly side of Palisade Avenue, and running thence (1) Southwesterly and parallel with said Maple Street ninety-five (95) feet; thence (2) Southeasterly and at right angles with the first course twenty-five (25) feet; thence (3) Northeasterly and parallel with the first course, ninety-five (95) feet to the westerly side of Palisade Avenue; and thence (4) Northwesterly and along the westerly side of Palisade Avenue, twenty-five (25) feet to the point or place of BEGINNING.

Being further known, designated and shown as lot twenty-five (25) in Block "G" on map of property of the Garfield Land Association, Garfield, New Jersey, Wise and Watson, Engineers, Passaic, N. J.

SECOND TRACT:

BEGINNING at a point on the southwesterly line of Palisade Avenue, distant ninety-seven and five-tenths (97.5) feet southeasterly from the corner formed by the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street) and running thence (1) Southwesterly and parallel with Maple Street, ninety-five (95) feet; thence (2) Southeasterly and at right angles with the first course, twenty-five (25) feet; thence (3) Northeasterly and parallel with the first course, ninety-five (95)

(Continued, over)

D BOOK 6466 PAGE 400

R-11-3478

(Continued)

feet to the southwesterly line of Palisade Avenue; thence (4) Northwesterly and along the southwesterly line of Palisade Avenue, twenty-five (25) feet to the point or place of BEGINNING.

Being further known, designated and shown on a certain map entitled "Map of Property of the Garfield Land Association, Garfield, N.J. Wise and Watson, Engrs., Passaic, N.J." as lot numbered twenty-four (24) in Block "G."

Both tracts being the same premises conveyed to Julia Ruocco, Widow, et als. by deed from Nellie Gronek, Widow, dated September 13, 1976 and recorded September 14, 1976 in the Bergen County Clerk's Office in Book 6160 of Deeds, page 157 &c.

RECEIVED

1978 NOV 30 PM 1:53

Daniel Hartman
BERGEN COUNTY CLERK

Book 6466 PAGE 461

Together with all and singular the buildings; improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Louis Turetsky
LOUIS TURETSKY

Julia Ruocco
JULIA RUOCCHI, Widow (L.S.)

Bruno Gronek
BRUNO GRONEK (L.S.)

Pauline Gronek
PAULINE GRONEK (L.S.)

Edward Gronek
EDWARD GRONEK (L.S.)

Jane Gronek
JANE GRONEK (L.S.)

Florence Saczawa
FLORENCE SACZAWA (L.S.)

Matthew Saczawa
MATTHEW SACZAWA (L.S.)

State of New Jersey, County of Bergen
that on November 29th, 1978

I ss.: Be it Remembered,

An Attorney at Law of New Jersey personally appeared JULIA RUOCCHI, Widow; BRUNO GRONEK and PAULINE GRONEK, his wife; EDWARD GRONEK and JANE GRONEK, his wife; and FLORENCE SACZAWA and MATTHEW SACZAWA, her husband, who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$45,500.00.

Prepared by:

Louis Turetsky, Esq.

Louis Turetsky
LOUIS TURETSKY
AN ATTORNEY AT LAW OF NEW JERSEY

Conveyance	\$ 150.00
Ready Transfer Fee	15.00
Recording Fee	25.00
By R.S.	Total \$ 180.00

Signed

JULIA RUCCO, Widow, et als.

TO

PETER POPOTICH and MARGARET
POPOTICH, his wife.

Dated November 29, 1978

NOV 30 78 DEED- 73.635 10.25 159.25 169.50

Record and return to:

LAW OFFICES
ROCCO R. CHIRICO
396 Midland Avenue
Garfield, New Jersey 07026

BOOK 6466 PAGE 483

END OF DOCUMENT

DEED

This Deed is made on November 2 , 19 92

BETWEEN PETER POPOWICH and MARGARET POPOWICH, husband and wife, as tenants by the entirety,

AND PETER POPOWICH and MARGARET POPOWICH, as tenants in common and not as joint tenants,

whose post office address is 221 Palisade Avenue, Garfield, New Jersey 07026 referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One (\$1.00) Dollar.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **City of Garfield**
Block No. **74** Lot No. **24** Account No.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Garfield County of Bergen and State of New Jersey. The legal description is: Premises commonly known as No. 217 Palisade Avenue, Garfield, NJ

FIRST TRACT:
BEGINNING at a point on the westerly side of Palisade Avenue, distant seventy-two and five-tenths (72.5) feet from the corner formed by the intersection of the southerly side of Maple Street (formerly known as Spring Street) and the westerly side of Palisade Avenue, and running thence (1) Southwesterly and parallel with said Maple Street ninety-five (95) feet; thence (2) Southeasterly and at right angles with the first course twenty-five (25) feet; thence (3) North-easterly and parallel with the first course, ninety-five (95) feet to the westerly side of Palisade Avenue; and thence (4) Northwesterly and along the westerly side of Palisade Avenue, twenty-five (25) feet to the point or place of BEGINNING.

Being further known, designated and shown as lot twenty-five (25) in Block "G" on map of property of the Garfield Land Association, Garfield, New Jersey, Wise and Watson, Engineers, Passaic, N.J.

SECOND TRACT:

BEGINNING at a point on the southwesterly line of Palisade Avenue, distant ninety-seven and five-tenths (97.5) feet southeasterly from the corner formed by the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street) and running thence (1) Southwesterly and parallel with Maple Street, ninety-five (95) feet; thence (2) Southeasterly and at right angles with the first course, twenty-five (25) feet; thence (3) Northeasterly and parallel with the first course, ninety-five (95) feet to the southwesterly line of Palisade Avenue; thence (4) Northwesterly and along the southwesterly line of Palisade Avenue, twenty-five (25) feet to the point or place of BEGINNING.

Being further known, designated and shown on a certain map entitled "Map of Property of the Garfield Land Association, Garfield, N.J.

(continued, over)

Kathleen A. Boronan
COUNTY CLERK

RECORDED-BERGEN COUNTY

149182

92 NOV -4 AM 10:11

Wise and Watson, Engrs., Passaic, N.J." as lot numbered twenty-four
(24) in Block "G."

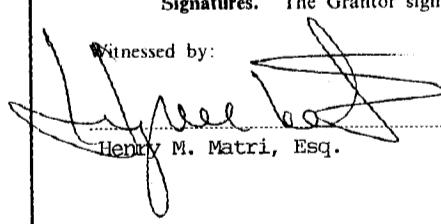
Being the same premises conveyed to Grantors herein by Julia Ruocco,
widow; Bruno Gronek and Pauline Gronek, his wife; Edward Gronek and
Jane Gronek, his wife; and Florence Saczawa and Matthew Saczawa,
her husband, by Deed dated November 29, 1978, and recorded in the
Bergen County Clerk's Office in Book 6466 at pages 460&c.

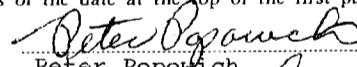
The purpose of this Deed is to change the manner in which Grantor/
Grantees hold the property from tenants by the entirety into tenants
in common.

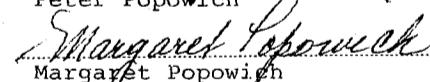
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:


Henry M. Matri, Esq.


Peter Popowich (Seal)


Margaret Popowich (Seal)

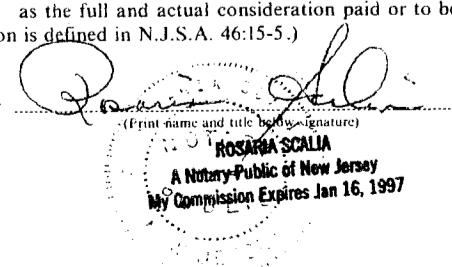
STATE OF NEW JERSEY, COUNTY OF BERGEN

SS.:

I CERTIFY that on November 2, 1992.

Peter Popowich and Margaret Popowich personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



NC 1645-AFFIDAVIT OF CONSIDERATION
RTF-1 (Rev. 1/1/86)STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N.J. 07016
A D R V S T-1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF BERGEN } ss.

FOR RECORDER'S USE ONLY	
Consideration \$	
Realty Transfer Fee \$	*
Date	By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Peter Popowich, being duly sworn according to law upon his/her oath deposes and
 says that he/she is the grantor
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
 in a deed dated November 2, 1992, transferring real property identified as Block No. 74
 Lot No. 24 located at 217 Palisade Avenue, Garfield, NJ
(Street Address, Municipality, County)
 and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.
 Consideration is less than \$100.00, and transaction is between husband and wife

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)
 Grantor(s) 62 yrs. of age or over.*
 One or two-family residential premises

Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)
 Grantor(s) legally blind.*
 One or two-family residential premises

Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)
 Grantor(s) permanently and totally disabled.*
 One or two-family residential premises
 Receiving disability payments.

Owned and occupied by grantor(s) at time of sale.
 Not gainfully employed.
 No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)
 Affordable According to H.U.D. Standards.
 Meets Income Requirements of Region.

Reserved for Occupancy.
 Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)
 Entirely new improvement.
 Not previously used for any purpose.

Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me
 this 2nd day of November, 19 92

Peter Popowich
 Name of Deponent (sign above line)
Peter Popowich

Peter Popowich
 Name of Grantor (type above line)

ROSLIA SCILIA
 Notary Public of New Jersey
 My Commission Expires Jan 16, 1997

217 Palisade Ave.,
 Address of Deponent
Garfield, NJ

217 Palisade Ave.,
 Address of Grantor at Time of Sale
Garfield, NJ

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	Book	Page	
Deed Number	Book	Page	
Deed Dated	Date Recorded		

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
 This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL — White copy to be retained by County.
 DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16--8.12).
 TRIPPLICATE — Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

SAMMARRO & ZALARICK, P.A.

Deed

47599.02
Kathleen A. Donovan
Bergen County Clerk
Recorded 04/28/2001 10:30

Deed - Exempt
Recording Fee 22.00

This Deed is made on March 16, 2001
BETWEEN
PETER POPOWICH and MARGARET POPOWICH, husband and wife

whose post office address is
221 Palisade Avenue, Garfield, New Jersey 07026

referred to as the Grantor,
AND
MARGARET POPOWICH

whose post office address is
221 Palisade Avenue, Garfield, New Jersey 07026

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Dollar and no cents (\$1.00).
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Garfield
Block No. 74 Lot No. 24 Qualifier No. Account No.
 No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in
the City of Garfield
County of Bergen and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING Block 74, Lot 24 in the City of Garfield, County of Bergen, State of NJ.

Prepared by: (print signer's name below signature)

(For Recorder's Use Only)

GARY J. ZALARICK, ESQ.

101U - Deed - Bargain and Sale
Ind. to Ind. or Corp. - Plain Language
Rev. 10/96

BK 8363 PG 474

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A Division of ALL-STATE International, Inc.
(908) 272-0800

Page 1

SAMMARRO & ZALARICK, P.A.

The street address of the Property is:
217 Palisade Avenue, Garfield, New Jersey 07026

4. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:

Kim-Marie Maisel

X This "x" is the mark of Peter Popowich.
PETER POPOWICH
Margaret Popowich
MARGARET POPOWICH (Seal)

STATE OF NEW JERSEY, COUNTY OF BERGEN
I CERTIFY that on March 16, 2001

SS.

Peter Popowich and Margaret Popowich, husband and wife personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:
SAMMARRO & ZALARICK, P.A.
262 PALISADE AVENUE
P.O. BOX 769
GARFIELD, NEW JERSEY 07026
FILE #MISC3544

Kim-Marie Maisel
(Print name and title below signature)

KIM-MARIE MAISEL
A Notary Public of New Jersey
My Commission Expires 3/31/04

1011 - Deed - Bargain and Sale
Ind. to Ind. or Corp. - Plain Language
Rev. 10/96

BK 8363 PG 475

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Page 2

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

ABSTRACTED

1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
8/96

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

ALL-STATE Legal, A Division of
ALL-STATE[®] International, Inc.
908-272-0800

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF BERGEN

SS.

FOR RECORDER'S USE ONLY
Consideration \$ 200
Realty Transfer Fee \$ 0
Date 8/24/01 By KM

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent GARY J. ZALARICK, ESQ., being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the Legal Representative _____ in a deed dated 3/16/01.
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 74 Lot No. 24

located at 217 Palisade Avenue, Garfield, Bergen County, NJ
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00.

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Transfer is between husband and wife _____

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- | | |
|--|---|
| A) SENIOR CITIZEN (See Instruction #8.)
<input type="checkbox"/> Grantor(s) 62 yrs. of age or over.
<input type="checkbox"/> One or two-family residential premises. | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.
<input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |
| B) BLIND (See Instruction #8.)
<input type="checkbox"/> Grantor(s) legally blind.
<input type="checkbox"/> One- or two-family residential premises.
<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.
<input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. | DISABLED (See Instruction #8.)
<input type="checkbox"/> Grantor(s) permanently and totally disabled.
<input type="checkbox"/> One or two-family residential premises.
<input type="checkbox"/> Receiving disability payments.
<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.
<input type="checkbox"/> Not gainfully employed.
<input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |
| * IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY. | |
| C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
<input type="checkbox"/> Affordable According to HUD Standards.
<input type="checkbox"/> Meets Income Requirements of Region. | <input type="checkbox"/> Reserved for Occupancy.
<input type="checkbox"/> Subject to Resale Controls. |
| D) NEW CONSTRUCTION (See Instruction #9.)
<input type="checkbox"/> Entirely new improvement.
<input type="checkbox"/> Not previously used for any purpose. | <input type="checkbox"/> Not previously occupied. |

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 16th
day of March, 2001

Kim Marie Maisel
KIM-MARIE MAISEL
A Notary Public of New Jersey
My Commission Expires 3/31/04

Name of Deponent (type above line)
GARY J. ZALARICK, ESQ.

PETER POPOWICH

Name of Grantor (type above line)

262 Palisade Avenue
Garfield, New Jersey 07026

221 Palisade Avenue
Garfield, New Jersey 07026

Address of Deponent

Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.

DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)

TRIPPLICATE - Is your file copy.

BK 8 3 b 3 PG 4 7 b

END OF DOCUMENT

SURROGATES DOCKET

ESTATE OF: Margaret Popowich

DOCKET BOOK **2005-2608**

Executor: Alette Blasi

FILE NUMBER M# 225156

Bergen County Surrogates Office

In the matter of the Estate of:

Margaret Popowich

Dated 7/18/2005

Recorded 7/18/2005

book/page -

COMPLAINT OF:

NAME ADDRESS

Alette Blasi 27 Crestwood Avenue, West Fairfield, NJ 07004

1. On 3/20/2005, said decedent died

testate

intestate

2. Said decedent resided at: 221 Palisade Avenue, Garfield

3. Said decedent left surviving heirs as law and next of kin the following persons:

NAME RELATIONSHIP

Alette Blasi daughter

Peter Popowich husband

4. There are no other heirs or next of kin to the plaintiff.

5. That the decedent had issue living when the will was made, and no child was born or adopted thereafter.

6. Letters Testamentary issued to Alette Blasi
of Administration

On 7/18/2005

Bergen County Surrogate's Office

LAST WILL AND TESTAMENT

of

Margaret Popowich

Dated 3/16/2001

Probated 7/18/2005

Before Surrogate of Bergen County

Date of Death 3/20/2005

Revoke all former wills

just debts

All R,R&R to: Alette Blasi

Appoint as executor: Alette Blasi

Power to sell

without bond

Deed

Prepared by:

Gary J. Zalarick, Esq.

This Deed is made on June 8, 2009

BETWEEN

**Alette A. Blasi, Executrix under the Last Will and Testament of Margaret Popowich,
Deceased**

whose address is 27 Crestwood Avenue-West, Fairfield, NJ 07004,

referred to as the Grantor,

AND

Alette A. Blasi

whose post office address 27 Crestwood Avenue-West, Fairfield, NJ 07004,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Grantor. The Grantor makes this Deed as the Personal Representative of the Estate of Margaret Popowich, late of the City of Garfield, County of Bergen, State of New Jersey.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Two Hundred Thirty Seven Thousand Four Hundred Fifty Nine Dollars and no cents (\$237,459.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Garfield; Block No.74; Lot No. 24; Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the City of Garfield, County of Bergen, and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof.

The street address of the property is: 217 Palisade Ave, Garfield, New Jersey.

SUBJECT to all restrictions and easements of record.

BEING the same premises conveyed to the Grantor by Deed from Peter Popowich and Margaret Popowich, husband and wife, dated March 16, 2001, recorded April 28, 2001 in the Office of the Clerk/Register's Office of Bergen in Deed Book 8363, Page 474.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SCHEDULE C
Legal Description

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Garfield, in the County of Bergen, State of NJ:

FIRST TRACT:

BEGINNING at a point on the westerly side of Palisade Avenue, distant 72.5 feet from the corner formed by the intersection of the southerly side of Maple Street (formerly known as Spring Street) and the westerly side of Palisade Avenue, and running;

THENCE (1) Southwesterly and parallel with said Maple Street, 95 feet to a point;

THENCE (2) Southeasterly and at right angles with the first course, 25 feet to a point;

THENCE (3) Northeasterly and parallel with the first course, 95 feet to said westerly side of Palisade Avenue;

THENCE (4) Northwesterly and along said westerly side of Palisade Avenue, 25 feet to the point and place of BEGINNING.

Being further known, designated and shown as Lot 25 in Block "G" on map of property of the Garfield Land Association, Garfield, New Jersey, Wise and Watson, Engineers, Passaic, N.J.

SECOND TRACT:

BEGINNING at a point on the southwesterly line of Palisade Avenue, distant 97.5 feet southeasterly from the corner formed by the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street), and running;

THENCE (1) Southwesterly and parallel with Maple Street, 95 feet to a point;

THENCE (2) Southeasterly and at right angles with the first course, 25 feet to a point;

THENCE (3) Northeasterly and parallel with the first course, 95 feet to said southwesterly line of Palisade Avenue;

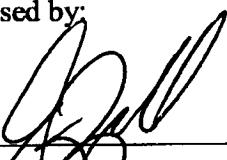
THENCE (4) Northwesterly and along said southwesterly line of Palisade Avenue, 25 feet to the point and place of BEGINNING.

Being further known, designated and shown as Lot 24 in Block "G" on a certain map entitled "Map of Property of the Garfield Land Association, Garfield, New Jersey, Wise and Watson, Engineers, Passaic, N.J.

NOTE: Being Lot 24 Block 74, Tax Map of City of Garfield, County of Bergen.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



Gary J. Zalarick, Esq.



Alette A. Blasi

Alette A. Blasi, Executrix under the
Last Will and Testament of Margaret
Popowich

STATE OF NEW JERSEY
COUNTY OF Bergen SS:

I certify that on June 8, 2009, **Alette A. Blasi**, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$237,459.00 as the full and actual consideration paid or to be paid for the transfer of title

(Such consideration is defined in N.J.S.A. 46:15-5.)



Gary J. Zalarick, Esq.
Attorney at Law of the State of New Jersey

RECORD & RETURN TO:

Sammarro and Zalarick, P.A.
262 Palisade Avenue
P.O. Box 769
Garfield, NJ 07026



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(12-07)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s):

Alette A. Blasi, Executrix under the Last Will and Testament of Margaret Popowich, Deceased

Current Resident Address:

27 Crestwood avenue- West

City, Town, Post Office	State	Zip Code
Fairfield	NJ	07004

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
74	24	

Street Address:

217 Palisade Ave

City, Town, Post Office	State	Zip Code
Garfield	NJ	07026

Seller's Percentage of Ownership	Consideration	Closing Date
100 %	\$237,459.00	June 8, 2009

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
8. No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

4/8/09

Date

Alette A. Blasi

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact



INSTRUMENT # 15-013761

V 01872 0974

RECORDED DATE: 02/26/2015 02:25:11 PM

John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/



Document Type: Deed

Transaction #: 6825825
Document Page Count: 5
Operator Id: CLERK

RETURN TO:

FAILLA & BANKS LLC
197 FAIRFIELD RD
ATTN: VINCENT J FAILLA ESQ
FAIRFIELD NJ 07004

SUBMITTED BY:

PRIMARY NAME

ALETTE A BLASI

SECONDARY NAME

PALISADES AVENUE MANAGEMENT LLC

ASSOCIATED DOCUMENT(S):

MUNICIPALITY: GARFIELD
CONSIDERATION AMT: \$215,000.00

INSTRUMENT #: 15-013761
Recorded Date: 02/26/2015 02:25:11 PM

LOT: 24

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.

BLOCK: 74



FEES / TAXES:

Recording Fee: Deed	\$40.00
Additional Pages Fee	\$40.00
Basic Fee - County	\$215.00
Basic Fee - State	\$537.50
N.J.A.H.T.F Fee	\$97.50
P.H.P.F Fee	\$107.50
E.A.A. Fee	\$94.50
Homeless Trust Fund - Bergen County	\$3.00
Total:	\$1,135.00

John S. Hogan
John S. Hogan
Bergen County Clerk

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

D - V1872.974 R - 226-15

DEED

This Deed is made on **February 23, 2015,**

BETWEEN **ALETTE A. BLASI**

Consideration	:	\$215,000.00
Realty Transfer Fee	:	\$1,052.00
State Portion	:	\$632.00
County Portion	:	\$322.50
Municipality Portion	:	\$97.50

whose post office address is 27 Crestwood Avenue, Fairfield, NJ 07004, referred to as the Grantor,

AND **PALISADES AVENUE MANAGEMENT, LLC**

whose post office address is 14 Brookside Terrace, North Caldwell, NJ 07006, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED FIFTEEN THOUSAND DOLLARS AND 00/100 (\$215,000.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Garfield**

Block No. **74** Lot No. **24** Account No.

[] No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the **City of Garfield**, County of **Bergen** and State of New Jersey. The legal description is:

[XXX] Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable).

BEING the same premises conveyed to the Grantor herein by Deed from Alette A. Blasi, Executrix under the Last Will and Testament of Margaret Popowich, Deceased, dated June 8, 2009 and recorded on June 17, 2009 in the Bergen County Clerk/Register's Office in Deed Book V143, Page 1581.

This property has never been occupied as the matrimonial residence of the Grantor.

Prepared by: (print signer's name below signature)

(For Recorder's Use Only)


JOSEPH CATENARO, JR., ESQ.

FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: GTS-16374

SCHEDULE C LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Garfield, County of Bergen, State of New Jersey:

FIRST TRACT

BEGINNING AT a point on the westerly side of Palisade Avenue, distant 72.5 feet from the corner formed by the intersection of the southerly side of Maple Street (formerly known as Spring Street) and the westerly side of Palisade Avenue, and running thence;

1. Southerly and parallel with said Maple Street, 95 feet to a point; thence
2. Southeasterly and at right angles with the first course, 25 feet to a point; thence
3. Northeasterly and parallel with the first course, 95 feet to said westerly side of Palisade Avenue; thence
4. Northwesterly and along said westerly side of Palisade Avenue, 25 feet to the point and place of BEGINNING.

BEING KNOWN AND DESIGNATED AS Lot 25 in Block "G" as shown on a certain map entitled, "Garfield Land Association, Garfield, New Jersey, Wise and Watson, Engineers, Passaic, NJ", recorded July 1, 1904 in the Bergen County Clerk's/Register's Office as Filed Map No. 255.

SECOND

TRACT

BEGINNING at a point on the southwesterly line of Palisade Avenue, distant 97.5 feet southeasterly from the corner formed b y the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street), and running, thence

1. Southwesterly and parallel with Maple Street, 95 feet to a point; thence
2. Southeasterly and at right angles with the first course, 25 feet to a point; thence
3. Northeasterly and parallel with the first course, 95 feet to said southwesterly line of Palisade Avenue; thence
4. Northwesterly and along said southwesterly line of Palisade Avenue, 25 feet to the point and place of BEGINNING.

BEING KNOWN AND DESIGNATED AS Lot 24 in Block "G" as shown on a certain map entitled, "Garfield Land Association, Garfield, New Jersey, Wise and Watson, Engineers, Passaic, NJ", recorded July 1, 1904 in the Bergen County Clerk's/Register's Office as Filed Map No. 255.

Being further described in accordance with survey made by Lakeland Surveying, Inc, dated February 9, 2015

FIRST AMERICAN TITLE INSURANCE COMPANY

KNOWN AND DESIGNATED as Lot 24 and 25 Block G as shown on a certain map entitled, "Map of Property of the Garfield Land Association, Garfield, NJ" filed in the Bergen County Clerk's Office on July 1, 1904 as Map No. A-24

BEGINNING at a point on the Westerly sideline of Palisade Avenue (60' ROW), said point being distant 72.50 feet from the intersection of said sideline of Palisade Avenue and the Southerly sideline of Maple Street (f/k/a Spring Street) (60' ROW), sand running thence;

- 1) Along said sideline of Palisade Avenue South 13 degrees 00 minutes 00 seconds East 50.00 feet
- 2) Leaving said sideline of Palisade Avenue South 77 degrees 00 minutes 00 seconds West 95.00 feet to a point, thence;
- 3) North 13 degrees 00 minutes 00 seconds West 50.00 feet to a point, thence;
- 4) North 77 degrees 00 minutes 00 seconds East 95.00 feet to the point and place of beginning

NOTE: Being Lot(s) Lot: 24, Block: 74; Tax Map of the City of Garfield, County of Bergen, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

ALETTE A. BLASI

Current Resident Address:

27 Crestwood Avenue

Street:

City, Town, Post Office

Fairfield

State

Zip Code

NJ

07004

PROPERTY INFORMATION (Brief Property Description)

Block(s)

74

Lot(s)

24

Qualifier

Street Address:

217 Palisade Avenue

City, Town, Post Office

Garfield

State

Zip Code

NJ

07026

Seller's Percentage of Ownership

100%

Consideration

\$215,000.00

Closing Date

2/23/15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
- No non-like kind property received.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
- The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/23/15

Date

ALETTE A. BLASI

Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

The street address of the Property is: **217 Palisade Avenue,
Garfield, NJ 07026**

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:



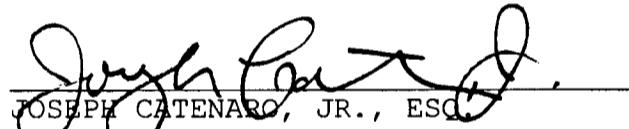


ALETTE A. BLASI

STATE OF NEW JERSEY, COUNTY OF ESSEX SS.:

I CERTIFY that on February 23, 2015, ALETTE A. BLASI personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for **\$215,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.); and
- (d) executed this Deed as the act of the entity.


JOSEPH CATENARO, JR., Esq.
Attorney at Law of the State of
New Jersey

RECORD AND RETURN TO:

Vincent J. Failla, Esq.
FAILLA & BANKS, LLC
197 Fairfield Road
Fairfield, NJ 07004

DEED - Bargain & Sale
Covenant to Grantor's Act - Ind. to Ind. or Corp.
Plain Language



INSTRUMENT # 15-013761.01
V 01872 0980
RECORDED DATE: 02/26/2015 02:25:12 PM

John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/



Document Type: Mortgage

Transaction #: 6825825
Document Page Count: 6
Operator Id: CLERK

RETURN TO:

FAILLA & BANKS LLC
197 FAIRFIELD RD
ATTN: VINCENT J FAILLA ESQ
FAIRFIELD NJ 07004

SUBMITTED BY:

PRIMARY NAME

PALISADES AVENUE MANAGEMENT LLC

SECONDARY NAME

ALETTE A BLASI

ASSOCIATED DOCUMENT(S):

MUNICIPALITY: GARFIELD

INSTRUMENT #: 15-013761.01

Recorded Date: 02/26/2015 02:25:12 PM

FEES / TAXES:
Recording Fee: Mortgage \$30.00
Additional Pages Fee \$50.00
Homeless Trust Fund - Bergen County \$3.00
Total: \$83.00

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.



John S. Hogan
John S. Hogan
Bergen County Clerk

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.**

M V 1872 - 980

R - 2-26-15



Prepared by:

Joseph Catenaro, Jr., Esq.

15-013761.01 Mortgage
V Bk: 01872 Pg: 0980-0986 Rec. Fee \$83.00
John S. Hogan, Bergen County Clerk
Recorded 02/26/2015 02:25:12 PM

MORTGAGE

This Mortgage is made on February 23, 2015,

BETWEEN the Borrower(s) **PALISADES AVENUE MANAGEMENT, LLC**
whose address is 14 Brookside Terrace, North Caldwell, NJ 07006, referred to as "I"

AND the Lender **ALETTE A. BLASI**
whose address is 27 Crestwood Avenue, Fairfield, NJ 07004, referred to as the "Lender".

If more than one Borrower signs this Mortgage, the word "I" shall mean each Borrower named above. The word "Lender" means the original Lender and anyone else who takes this Mortgage by transfer.

Mortgage Note. In return for a loan that I received, I promise to pay **\$200,000.00** (called "principal"), plus interest in accordance with the terms of a Mortgage Note of even date herewith (referred to as the "Note"). The Note provides for monthly payments of **\$983.88** and a yearly interest rate of **4.250%**. All sums owed under this Note are due no later than **March 1, 2017**. All terms of the Note are made part of this Mortgage.

Property Mortgage. The property mortgaged to the Lender (called the "Property") is located at **217 Palisade Avenue** in the **City of Garfield**, County of **Bergen** and State of New Jersey. The property includes: (a) the land; (b) all buildings that are now, or will be, located on the land; (c) all fixtures that are now, or will be, attached to the land or building(s) (for example, furnaces, bathroom fixtures and kitchen cabinets); (d) all condemnation awards and insurance proceeds relating to the land and buildings(s); and (e) all other rights that I have, or will have, as owner of the Property. The legal description of the property is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS SCHEDULE "A".

BEING commonly known as 217 Palisade Avenue, Garfield, NJ 07026.

BEING the same premises conveyed to the mortgagor herein by Deed of Alette A. Blasi dated February 23, 2015 and being recorded simultaneously herewith.

Rights Given to Lender. I mortgage the Property to the Lender. This means that I give the Lender those rights stated in this Mortgage and also those rights the law gives to lenders who hold mortgages on real property. When I pay all amounts due to the Lender under the Note and this Mortgage, the Lender's rights under this Mortgage will end. The Lender will then cancel this Mortgage at my expense.

FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: GTS-16374

SCHEDULE C LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Garfield, County of Bergen, State of New Jersey:

FIRST TRACT

BEGINNING AT a point on the westerly side of Palisade Avenue, distant 72.5 feet from the corner formed by the intersection of the southerly side of Maple Street (formerly known as Spring Street) and the westerly side of Palisade Avenue, and running thence;

1. Southerly and parallel with said Maple Street, 95 feet to a point; thence
2. Southeasterly and at right angles with the first course, 25 feet to a point; thence
3. Northeasterly and parallel with the first course, 95 feet to said westerly side of Palisade Avenue; thence
4. Northwesterly and along said westerly side of Palisade Avenue, 25 feet to the point and place of BEGINNING.

BEING KNOWN AND DESIGNATED AS Lot 25 in Block "G" as shown on a certain map entitled, "Garfield Land Association, Garfield, New Jersey, Wise and Watson, Engineers, Passaic, NJ", recorded July 1, 1904 in the Bergen County Clerk's/Register's Office as Filed Map No. 255.

SECOND

TRACT

BEGINNING at a point on the southwesterly line of Palisade Avenue, distant 97.5 feet southeasterly from the corner formed b y the intersection of the southwesterly line of Palisade Avenue and the southeasterly line of Maple Street (formerly known as Spring Street), and running, thence

1. Southwesterly and parallel with Maple Street, 95 feet to a point; thence
2. Southeasterly and at right angles with the first course, 25 feet to a point; thence
3. Northeasterly and parallel with the first course, 95 feet to said southwesterly line of Palisade Avenue; thence
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FIRST AMERICAN TITLE INSURANCE COMPANY

KNOWN AND DESIGNATED as Lot 24 and 25 Block G as shown on a certain map entitled, "Map of Property of the Garfield Land Association, Garfield, NJ" filed in the Bergen County Clerk's Office on July 1, 1904 as Map No. A-24

BEGINNING at a point on the Westerly sideline of Palisade Avenue (60' ROW), said point being distant 72.50 feet from the intersection of said sideline of Palisade Avenue and the Southerly sideline of Maple Street (f/k/a Spring Street) (60' ROW), said running thence;

- 1) Along said sideline of Palisade Avenue South 13 degrees 00 minutes 00 seconds East 50.00 feet
- 2) Leaving said sideline of Palisade Avenue South 77 degrees 00 minutes 00 seconds West 95.00 feet to a point, thence;
- 3) North 13 degrees 00 minutes 00 seconds West 50.00 feet to a point, thence;
- 4) North 77 degrees 00 minutes 00 seconds East 95.00 feet to the point and place of beginning

NOTE: Being Lot(s) Lot: 24, Block: 74; Tax Map of the City of Garfield, County of Bergen, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

Promises. I make the following promises to the Lender;

1. Note and Mortgage. I will comply with all of the terms of the Note and this Mortgage.

2. Payments. I will make all payments required by the Note and this Mortgage.

3. Ownership. I warrant title to the premises (N.J.S.A. 46:9-2). This means I own the Property and will defend my ownership against all claims.

4. Liens and Taxes. I will pay all liens, taxes, assessments and other government charges made against the Property when due. I will not claim any deduction from the taxable value of the Property because of this Mortgage. I will not claim any credit due. I will not claim any deduction from the taxable value of the Property because of this Mortgage. I will not claim any credit against the principal and interest payable under the Note and this Mortgage for any taxes paid on the Property.

5. Insurance. I must maintain extended coverage insurance on the Property. The Lender may also require that I maintain flood insurance or other types of insurance. The insurance companies, policies, amounts and types of coverage must be acceptable to the Lender. I will notify the Lender in the event of any substantial loss or damage. The Lender may then settle the claim on my behalf if I fail to do so. All payments from the insurance company must be payable to the Lender under a "standard mortgage clause" in the insurance policy. The Lender may use any proceeds to repair and restore the Property or to reduce the amount under the Note and this Mortgage. This will not delay the due date for any payment under the Note and this Mortgage.

6. Repairs. I will keep the Property in good repair, neither damaging nor abandoning it. I will allow the Lender to inspect the Property upon reasonable notice to me.

7. Statement of Amount Due. Upon request of the Lender, I will certify to the Lender in writing:(a) the amount due on the Note and this Mortgage, and (b) whether or not I have any defense to my obligations under the Note and this Mortgage.

8. Rent. I will not accept rent from any tenant for more than one month in advance.

9. Lawful Use. I will use the Property in compliance with all laws, ordinances and other requirements of any governmental authority.

10. Eminent Domain. All or part of the Property may be taken by a government entity for public use. If this occurs, I agree that the compensation be given to the Lender. The Lender may use this to repair and restore the Property or to reduce the amount owed on the Note and this Mortgage. This will not delay the due date for any further payment under the Note and this Mortgage. Any remaining balance will be paid to me.

11. Tax and Insurance Escrow. If the Lender requests, I will make regular monthly

payments to the Lender of: (a) 1/12 of the yearly real estate taxes and assessments on the Property; and (b) 1/12 of the yearly cost of insurance on the Property. These payments will be held by the Lender without interest to pay the taxes, assessments and insurance premiums as they become due.

12. Payments Made for Borrower(s). If I do not make all of the repairs or payments as agreed in this Mortgage, the Lender may do so for me. The cost of these repairs and payments will be added to the principal, will bear interest at the same rate provided in the Note and will be repaid to the Lender upon demand.

13. Default. The Lender may declare that I am in default on the Note and this Mortgage if: (a) I fail to make any payment required by the Note and this Mortgage within thirty (30) days after its due date; (b) I fail to keep any other promise I make in this Mortgage; (c) the ownership of the Property is changed for any reason; (d) the holder of any lien on the Property starts foreclosure proceedings; or (e) bankruptcy, insolvency or receivership proceedings are started by or against any of the Borrowers.

14. Payments Due Upon Default. If the Lender declares that I am in default, I must immediately pay the full amount of all unpaid principal, interest, other amounts due on the Note and this Mortgage and the Lender's costs of collection and reasonable attorney fees.

15. Lender's Rights Upon Default. If the Lender declares that the Note and this Mortgage are in default, the Lender will have all rights given by law or set forth in this Mortgage. This includes the right to do any one or more of the following:

- (a) take possession of and manage the Property, including the collection of rents and profits;
- (b) have a court appoint a receiver to accept rent for the Property (I consent to this);
- (c) start a court action, known as foreclosure, which will result in a sale of the Property to reduce my obligations under the Note and this Mortgage; and
- (d) sue me for any money that I owe the Lender.

16. Notices. All notices must be in writing and personally delivered or sent by certified mail, return receipt requested, to the addresses given in this Mortgage. Address changes may be made upon notice to the other party.

17. No Waiver by Lender. Lender may exercise any right under this Mortgage or under any law, even if the Lender has delayed in exercising that right or has agreed in an earlier instance not to exercise that right. Lender does not waive its right to declare that I am in default by making payments or incurring expenses on my behalf.

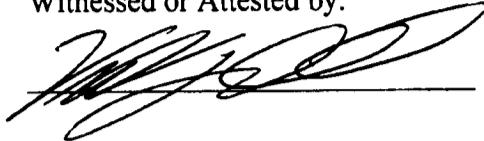
18. Each Person Liable. This Mortgage is legally binding upon each Borrower and all who succeed to their responsibilities (such as heirs and executors). The Lender may enforce any of the provisions of the Note and this Mortgage against any one or more of the Borrowers who sign this Mortgage.

19. No Oral Changes. This Mortgage can only be changed by an agreement in writing signed by both the Borrower(s) and the Lender.

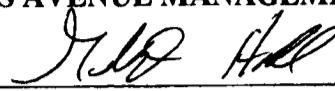
20. Copy Received. I ACKNOWLEDGE RECEIPT OF A TRUE COPY OF THIS MORTGAGE WITHOUT CHARGE.

21. Signatures. I agree to the terms of this Mortgage. If the Borrower is a corporation, its proper corporate officers sign and its corporate seal is affixed.

Witnessed or Attested by:



PALISADES AVENUE MANAGEMENT, LLC

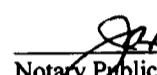


(Seal)

BY: GERALD HILL Managing Member

STATE OF NEW JERSEY, COUNTY OF ESSEX SS.:

I CERTIFY that on February 23, 2015, GERALD HILL, Managing Member of PALISADES AVENUE MANAGEMENT, LLC personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): (a) is named in and personally signed this document; and (b) signed, sealed and delivered this document as his or her act and deed.


Notary Public

JANET CARDULLO
A Notary Public of New Jersey
My Commission Expires June 12th, 2016

STATE OF NEW JERSEY, COUNTY OF ESSEX SS.:

I CERTIFY that on _____, 20____,

personally came before me and stated to my satisfaction that this person (or if more than, each person):

- (a) was the maker of the attached instrument; and
- (b) was authorized to and did execute this instrument as
of the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

RECORD & RETURN TO:

Vincent J. Failla, Esq.
FAILLA & BANKS, LLC
197 Fairfield Road
Fairfield, NJ 07004

B18-15376
15377

2 searches

217 Palisades Ave
221 Palisades Ave
Garfield

Palisades Ave Management, LLC

12/17/18

T

N +

V1872-974 D

V1872-1103

M

V1872-98C

V1872-1108

G

A

TM 74/24-26

FM 255

G/ 24, 25

26, P#27

3

purch: Garsam Realty, LLC JT

Bergen County

Search Criteria: Search Type: Names (Individual & Corporation); Name: pal%ave%man%; Party: both; Remove Non-AlphaNumeric Characters: true

Displaying 1-4 of 4 Items

Instrument	Name	Other Name	Doc Type	Recorded	Municipality	Verified
V 01872 0974	2 PALISADES AVENUE MANAGEMENT LLC	1 BLASI ALETTE A	Deed	02/26/2015	GARFIELD	✓
V 01872 0980	1 PALISADES AVENUE MANAGEMENT LLC	2 BLASI ALETTE A	Mortgage	02/26/2015	GARFIELD	✓
V 01872 1103	2 PALISADES AVENUE MANAGEMENT LLC	1 BLASI ALETTE A	Deed	02/26/2015	GARFIELD	✓
V 01872 1108	1 PALISADES AVENUE MANAGEMENT LLC	2 BLASI ALETTE A	Mortgage	02/26/2015	GARFIELD	✓

dead
9-22-59

Gronek
George Groneck
Nellie

4-30-1973 → 12/1/78

843 (583)

Jean Karwan 8-12-53

8-18-53

53X2X9XK N X 69X6X

= 3458(117)

3458-121

6160-157

326-43 U-7-7-33

1406-197) - 62239

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S

S'

(William) ✓ Julia Ruocco ✓

(Pauline) ✓ Bruno Gronek ✓

(Jane) ✓ Edward Gronek ✓

Florence Saccawa ✓

6160-157) Matthew " /

NXK

64666-460

6183-340 Wyff

*

Q
S

Althe A. Blesix

Peter Popowich

Margaret Popowich

> 12/3/47 2/27/15

6466-480

dead

165 Cambridge

3428-548

erased by mistake
not checked

NT

-2817-444

D 53 X 60 X 60 X

m 60 X 60 X

- V143-1581

7691-794 5/29/02 527-756

- V143-1586

2243-566 C-12-17-49

- 7558-(513) 24/25

518 165 Cambridge

- 522 26

+ (526) 26 24

~~ST~~

8363-468 165 Cambridge

- 471

- 479

8440-314 165 Cambridge

V1872-974 lot 24

V1872-1103 lot 26

~~ST~~

843-583
3458-
6160-151

S-M-225156

DC-2005-2608