

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

REF 390-1265

THIS INDENTURE, made the 1st day of February, nineteen hundred and seventy-seven
BETWEEN 235-23 COMPANY, a New York Partnership with offices c/o
Ira Paris, 225 East 57th Street, Room 14K, New York, New York 10022

1. T.
275
J.
993
294

party of the first part, and **ADVANCE REALTY CORP.**, a New York Corporation with offices c/o David M. Freedman, 299 Broadway, New York, New York 10007

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Borough of Manhattan, City, County and State of New York**, bounded and described as follows:

Beginning at a point on the northerly side of West 23rd Street, distant 325 feet westerly from the corner formed by the intersection of the northerly side of West 23rd Street with the westerly side of Seventh Avenue; running thence NORTHERLY parallel with Seventh Avenue, 98 feet 9 inches to the center line of the block; thence WESTERLY along the center line of the block, 60 feet; thence SOUTHERLY again parallel with Seventh Avenue and part of the way through a party wall, 98 feet 9 inches to the northerly side of West 23rd Street; thence EASTERLY along the northerly side of West 23rd Street, 60 feet to the point or place of Beginning.

Said premises being known as and by the street numbers 235-239
West 23rd Street.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

WITCH.

235-23 COMPANY

By: Bernard H. Hayes
sg: Bernard H. Hayes
PARTNER

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 14th day of February 1977, before me personally came

Alvin Schwartz & Bernard H. Kaye

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same, as & Partners and on behalf of 235-23 Company

STATE OF NEW YORK, COUNTY OF

On the _____ day of 19, before me personally came

REEL 390 LINE 1206

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

JAMES J. McMAHON
Notary Public, State of N.Y.
No. 31-7682701
Qualified in New York County
Commission Expires March 30, 1978

STATE OF NEW YORK, COUNTY OF

On the _____ day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the

of _____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order,

STATE OF NEW YORK, COUNTY OF

On the _____ day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

10512 10130 10200 102-811

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 722575

235-23 COMPANY

TO

ADVANCE REALTY CORP.



From

Royal
ABSTRACT CORP.

280 Broadway New York, N.Y. 10007

TITLE REPORTS AND POLICIES
ALL COUNTIES

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

SECTION 3

BLOCK 773

LOT 24

COUNTY OR TOWN New York

LOG. VER.

Recorded At Remington The Title-Guarantee Company

RETURN BY MAIL TO:

David M. Freedman, Esq.
299 Broadway
New York, N.Y. 10007

Zip No.

RP 621
Tax Paid

10512	10130	10200	102-811
RECORDING FEE			
\$ 2.00			
BLOCK <u>773</u> LOT <u>24</u>			
VALUATION			
01357 DATED - 2 PM 2:54			
APRIL 2, 1977			
CITY OF NEW YORK, COUNTY OF NEW YORK			
REAL ESTATE			
FILED - 2 PM 2:57			
RECORDED - 2 PM 2:57			
COUNTY - 2 PM 2:57			
ST 3145			

*Alvin Schwartz & Bernard H. Kaye
CITY REGISTER*