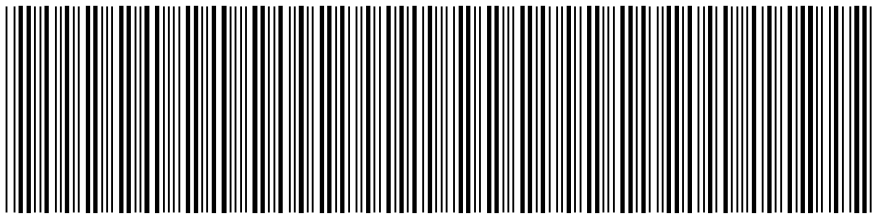


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2006060201497001

Document Date: 05-25-2006

Preparation Date: 06-02-2006

Document Type: DEED

Document Page Count: 3

PRESENTER:

TRINITY ABSTRACT LLC
654 SHARROTT'S ROAD
PICKUP
STATEN ISLAND, NY 10309
718-701-6400
YLINKOVSKY@TITLEDGE.COM

RETURN TO:

MICHAEL CURTO, ESQ.
35 E. GRASSY SPRAIN ROAD, SUITE 400
YONKERS, NY 10710
TNA-NY050806006A

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	5312	160	Entire Lot	2942 BAISLEY AVENUE
Property Type: DWELLING ONLY - 3 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

AMBRI DEVELOPMENT, LLC
119 MONTGOMERY AVENUE
SCARSDALE, NY 10583

GRANTEE/BUYER:

CHARLES ESCANO
6202 74TH AVENUE, #3F
RIDGEWOOD, NY 11385

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage		Recording Fee: \$	52.00
Mortgage Amount:	\$	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax Filing Fee:	
Exemption:		\$	75.00
TAXES: County (Basic):	\$	NYS Real Estate Transfer Tax:	
City (Additional):	\$	\$	3,340.00
Spec (Additional):	\$		
TASF:	\$		
MTA:	\$		
NYCTA:	\$		
Additional MRT:	\$		
TOTAL:	\$		

NYC HPD Affidavit in Lieu of Registration Statement



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

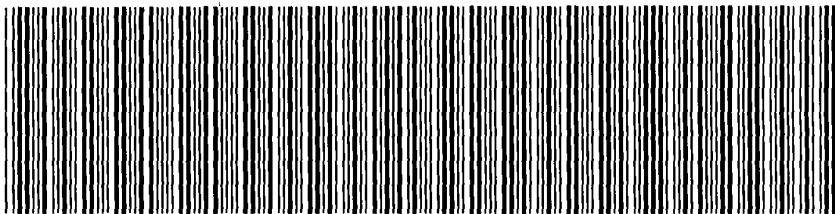
Recorded/Filed 08-09-2006 16:10
City Register File No.(CRFN):

2006000450762

Annette McHill

City Register Official Signature

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2006060201497001001C5FCA

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5

Document ID: 2006060201497001

Document Date: 05-25-2006

Preparation Date: 06-02-2006

Document Type: DEED

PARTIES

GRANTEE/BUYER:

YOMAIRA ESCANO
6202 74TH AVENUE, #3F
RIDGEWOOD, NY 11385

GRANTEE/BUYER:

ASIS DANEIRY
129 VANGUILDER AVENUE, 1ST FLOOR
NEW ROCHELLE, NY 10801

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

THIS INDENTURE, made the 25th day of May, in the year 2006

BETWEEN AMBRI DEVELOPMENT, LLC
119 MONTGOMERY AVENUE, SCARSDALE, NEW YORK 10543

Handwritten: 119 512504
has tenants in common

party of the first part, and CHARLES ESCANO, YOMAIRA ESCANO AND DANEIRY ASIS, ALL RESIDING AT

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE A ANNEXED HERETO AND MADE A PART HEREOF.

COUNTY OF BRONX

Block 5312
Lot 160

2942 BAISLEY AVENUE, BRONX, NEW YORK 10461

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Handwritten signature

Handwritten signature
AMBRI DEVELOPMENT, LLC

STEWART TITLE INSURANCE COMPANY

Title Number: TNA-NY050806006

**SCHEDULE A CONTINUED
LEGAL DESCRIPTION**

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

BEGINNING at a point on the southerly side of Baisley Avenue, distant 31.40 feet westerly from the corner formed by the intersection of the southerly side of Baisley Avenue and the westerly side of B Street;

RUNNING THENCE southerly parallel with the westerly side of B Street and part of the distance through a party wall, 95.00 feet;

THENCE westerly parallel with the southerly side of Baisley Avenue, 21.40 feet;

THENCE northerly parallel with the westerly side of B Street, 95.00 feet to the southerly side of Baisley Avenue;

THENCE easterly along the southerly side of Baisley Avenue, 21.40 feet to the point or place of BEGINNING.

SAID PREMISES also being known as

**2942 Baisley Avenue
Bronx New York**

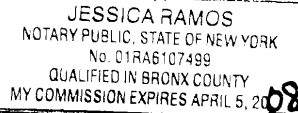
**Issued by:
Trinity Abstract LLC
654 Sharrotts Road
Staten Island, NY 10309
Telephone: 718-701-6325
Fax: 718-701-6479**

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NEW YORK , ss:

On the 25th day of MAY in the year 2006, before me, the undersigned, personally appeared AMBRI DEVELOPMENT, LLC, By Michael P. D'Alessio, Member

He, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

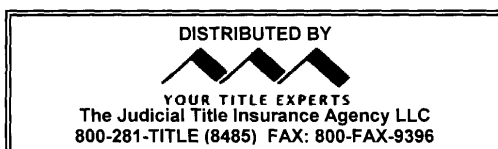
to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed
With Covenants**

Title No.

**AMBRI DEVELOPMENT, LLC
TO
CHARLES ESCANO,
YOMAIRA ESCANO,
AND
DANEIRY ASIS**

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION:

BLOCK: 5312

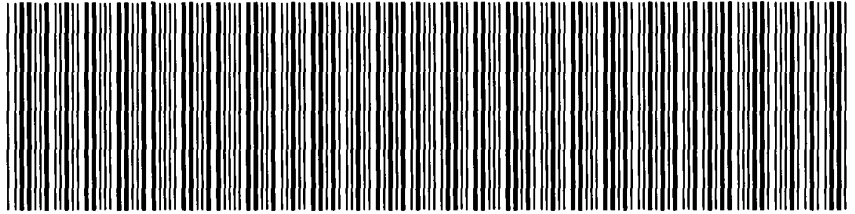
LOT: 160

COUNTY OR TOWN: BRONX

RETURN BY MAIL TO:

MICHAEL CURTO, ESQ.
CURTO, SCHWARTZ, CURTO, BOND & VOMVOLAKIS
35 E. GRASSY SPRAIN ROAD
SUITE 400
YONKERS, NEW YORK 10710

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2006060201497001

Document Date: 05-25-2006

Preparation Date: 06-02-2006

Document Type: DEED

ASSOCIATED TAX FORM ID: 2006051500221

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

1

SMOKE DETECTOR AFFIDAVIT

1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 2942 BAISLEY AVENUE BRONX 10461
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name ESCANO CHARLES
 LAST NAME / COMPANY FIRST NAME
ESCANO YOMAIRA
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 Address LAST NAME / COMPANY FIRST NAME

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Seller Name AMBRI DEVELOPMENT, LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☒ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 5 / 11 / 2006
 Month Day Year

11. Date of Sale / Transfer 5 / 25 / 2006
 Month Day Year

12. Full Sale Price \$ 8,350,000
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
 B ☐ Sale Between Related Companies or Partners in Business
 C ☐ One of the Buyers is also a Seller
 D ☐ Buyer or Seller is Government Agency or Lending Institution
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates
 H ☐ Sale of Business is Included in Sale Price
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
 J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class C 0 16. Total Assessed Value (of all parcels in transfer) 3,600,000

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
BRONX 5312 160

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

Charles Escano BUYER 5/25/06
Michael Escano 5/25/06
 BUYER SIGNATURE DATE

CURTIS BUYER'S ATTORNEY Michael
 LAST NAME FIRST NAME

2942 Baisley Ave.
 STREET NUMBER STREET NAME (AFTER SALE)

914 779-1100
 AREA CODE TELEPHONE NUMBER
SELLER

Bronx N Y 10461
 CITY OR TOWN STATE ZIP CODE

Charles Escano 5/25/06
 SELLER SIGNATURE DATE

2006051500221201

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

2942 BAISLEY AVENUE

Street Address		Unit/Apt.	
<u>BRONX</u>	New York, <u>5312</u>	<u>160</u>	(the "Premises");
Borough	Block	Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

<u>Michael P. D'Alessio</u> Name of Grantor (Type or Print)	<u>Darwin Asis</u> <u>Charles Escano</u> / <u>Yomaira Escano</u> Name of Grantee (Type or Print)
<u>[Signature]</u> Signature of Grantor	<u>[Signature]</u> / <u>[Signature]</u> Signature of Grantee
Sworn to before me this <u>25</u> date of <u>May</u> <u>2006</u> <u>JESSICA RAMOS</u> NOTARY PUBLIC, STATE OF NEW YORK No. 01RA6107499 QUALIFIED IN BRONX COUNTY MY COMMISSION EXPIRES APRIL 5, 2008	Sworn to before me this <u>25</u> date of <u>May</u> <u>2006</u> <u>[Signature]</u> LORI M. CALTABELLOTTA Notary Public, State of New York No. 01CA6019640 Qualified in Westchester County Commission Expires Feb. 8, 2007

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

Judicial Title



YOUR TITLE EXPERTS

AFFIDAVIT OF COMPLIANCE WITH CARBON MONOXIDE DETECTOR REQUIREMENT FOR ONE AND TWO FAMILY DWELLINGS

The undersigned, being duly sworn, depose and say that under penalty of perjury that they are the grantor of the real property or of the cooperative shares in a cooperative corporation owning real property located at:

2942 BAISLEY AVENUE, ,
Street Address

Unit/Apt.

BRONX, New York. (the "Premises");
City/Town


That the premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one-or-two family dwelling, and that installed in the Premises is an approved and operational carbon monoxide detecting device in compliance with subdivision 5-a of Section 378 of the Executive Law concerning carbon monoxide detectors.

AMBRI DEVELOPMENT, LLC
Name of Grantor

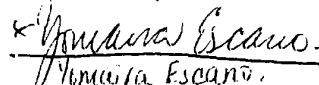
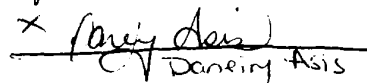

Signature of Grantor

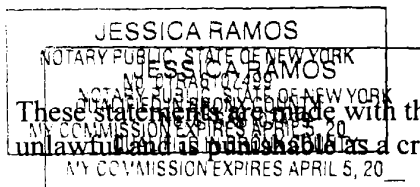
May 25, 2006
Date

CHARLES ESCANO
Name of Grantee


Signature of Grantee

May 25, 2006
Date

* 
Yvonne Escano
* 
Daniel Asis



These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime under article 210 of the penal code.

