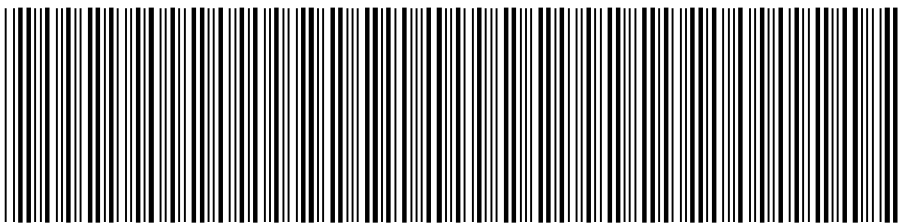


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2012022700568001001E2D06

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2012022700568001

Document Date: 02-22-2012

Preparation Date: 02-27-2012

Document Type: DEED

Document Page Count: 3

PRESENTER:

PHILIP OHARA ASSOCIATES (HOLD FOR P/U REDVISION)
A/A/F WESTCOR LAND TITLE INSURANCE COMPANY
55 WASHINGTON STREET, SUITE 557
BROOKLYN, NY 11201

RETURN TO:

KARP & KALAMOTOUSAKIS LLP
(HOLD FOR P/U REDVISION)
370 SEVENTH AVENUE, SUITE 720
NEW YORK, NY 10001
KTB-39092 (CB)

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	5601	45	Entire Lot	973 44TH STREET

Property Type: APARTMENT BUILDING

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

LOWBET REALTY CORP.
973 44TH STREET, SUITE 20B
BROOKLYN, NY 11219

GRANTEE/BUYER:

973 44TH STREET REALTY, LLC
944 42ND STREET
BROOKLYN, NY 11219

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00	\$	250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:			\$	42,000.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	6,400.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	52.00		
Affidavit Fee:	\$	0.00		

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

Recorded/Filed 03-08-2012 11:41
City Register File No.(CRFN):
2012000091923



Annette McMill

City Register Official Signature

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

THIS INDENTURE, made the **22nd** day of **February**, in the year **2012**
BETWEEN

Lowbet Realty Corp. having address of 973 44th Street, Suite 20B, Brooklyn, NY 11219

party of the first part, and

973 44th Street Realty, LLC having address of 944 42nd Street, Brooklyn, NY 11219

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

See attached Schedule A

SAID PREMISES being known and by the 973 44th Street, Brooklyn, NY 11219.

Tax Map Designation

District Section: Block: 5601 Lot: 45

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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:



HEN HUANG


Lowbet Realty Corp.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of **Kings**) ss.:

On the **22** day of **February** in the year **2012**
before me, the undersigned, personally appeared
Margaret Liu
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.

STEPH GALLAGHER
Notary Public, State of New York
No. 02848120382
Qualified in New York County
Commission Expires December 20, 20**12**

SEAL

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of) ss.:

On the day of in the year
before me, the undersigned, 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.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

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.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

..... } ss.:

(Complete Venue with State, Country, Province or Municipality)
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 made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. **KTB-39092**

Lowbet Realty Corp.

TO

973 44th Street Realty, LLC

DISTRICT
SECTION
BLOCK **5601**
LOT **45**
COUNTY OR TOWN **Kings**

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company of New York
RETURN BY MAIL TO



**c/o Karp & Kalamotousakis LLP, 370
Seventh Avenue, Suite 720,
New York, NY 10001**

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Schedule A Description

Underwriter No. NY1121

Title Number KTB-39092

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly side of 44th Street with the northwesterly side of 10th Avenue;

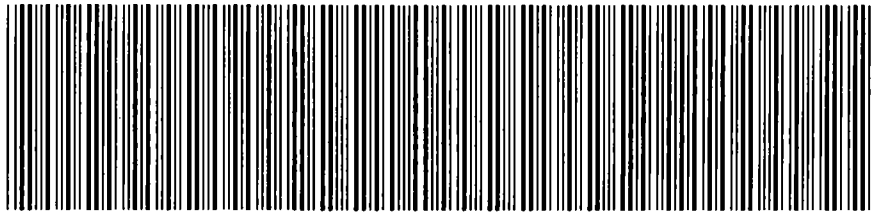
RUNNING THENCE northeasterly along the northwesterly side of 10th Avenue, 40 feet 2 inches;

THENCE northwesterly parallel with 44th Street, 100 feet;

THENCE southwesterly again parallel with 10th Avenue, 40 feet 2 inches to the northeasterly side of 44th Street;

THENCE southeasterly along the northeasterly side of 44th Street, 100 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2012022700568001001SE387

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2012022700568001

Document Date: 02-22-2012

Preparation Date: 02-27-2012

Document Type: DEED

ASSOCIATED TAX FORM ID: 2012021700138

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	2

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

PROPERTY INFORMATION

1. Property Location 973 44TH STREET BROOKLYN 11219
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 973 44TH STREET REALTY, LLC
 LAST NAME / COMPANY FIRST NAME

CITY REGISTER

FEB 29 2012

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE

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

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name LOWBET REALTY CORP.
 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 10 / 27 / 2011
 Month Day Year

11. Date of Sale / Transfer 2 / 22 / 2012
 Month Day Year

12. Full Sale Price \$ 1 6 0 0 0 0 0
 (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


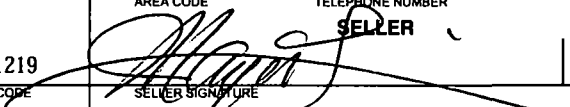
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class C, 1 16. Total Assessed Value (of all parcels in transfer) 2 7 7 2 0 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 BROOKLYN 5601 45

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 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.

BUYER			BUYER'S ATTORNEY		
BUYER SIGNATURE 		DATE	LAST NAME KARP & KALAMOTOUSAKIS LLP		FIRST NAME
STREET NUMBER 944 42ND STREET		STREET NAME (AFTER SALE)	AREA CODE 212	TELEPHONE NUMBER 564-1250	
CITY OR TOWN BROOKLYN		STATE NY	ZIP CODE 11219	SELLER 	
			SELLER SIGNATURE	DATE	



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 5601 LOT: 45
- (2) Property Address: 973 44TH STREET, BROOKLYN, NY 11219
- (3) Owner's Name: 973 44TH STREET REALTY, LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: _____

Signature: _____ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: _____