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NO MORE

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.  
!!! 2684 & 2285

THIS INDENTURE, made the \_\_\_\_\_ day of February, nineteen hundred and ninety-one  
BETWEEN OLGA STRICKO residing at 223 Franklin Street, Brooklyn, N.Y.  
ALICE GOLENKO GLENN, residing at 2600 Brame Street, Waco, Texas and  
LUCILLE GOLENKO residing at 225 Franklin Street, Brooklyn, N.Y.

party of the first part, and JOZEF SOKOLOWSKI & WIESLAWA SOKOLOWSKI, his wife, both residing at 168 India Street, Brooklyn, N.Y. and  
ARKADIUSZ WODKIEWICZ residing at 72 Hausman Street, Brooklyn, N.Y.  
a) to containing 5 to latest

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 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 southerly side of Eagle Street with the westerly side of Franklin Street; running thence westerly along the southerly side of Eagle Street, 82 feet; thence southerly parallel with Franklin Street 50 feet; thence easterly parallel with Eagle Street and part of the distance through a party wall 82 feet to the westerly side of Franklin Street; thence northerly along the westerly side of Franklin Street 50 feet to the corner the point or place of BEGINNING.

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: *Joseph V. [Signature]*

*Olga Stricko*  
*Lucille Golenko* *Alice Golenko Glenn*  
*Arkadiusz Wodkiewicz* *Ellen Helen Golenko*

On the 25<sup>th</sup> day of March 1991, before me personally came OLGA STRICKO, LUCILLE GOLENKO and ALICE GOLENKO-GLENN to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

*Mariusz Derydz*  
 NOTARY PUBLIC  
 MANHATTAN COUNTY  
 Notary Public, State of New York  
 No. 43,601,457  
 Qualified in Manhattan County  
 Commission Expires Apr 30, 1991

STATE OF NEW YORK  
 COUNTY OF Kings

13259  
 On this 25<sup>th</sup> day of March 1991 before me personally came Olga Stricko to be known to be the individual described in and who executed the foregoing instrument and to me known to be the attorney in fact of Alice Golenko Glenn, the individual described in and who by his/her attorney in fact executed the same and acknowledged that he/she executed said instrument as the act and deed of said Alice Golenko Glenn by virtue of a Power of Attorney dated 10/20/90 and intended to be recorded simultaneously herewith.

*Mariusz Derydz*  
 Notary Public, State of New York  
 No. 43,601,457  
 Qualified in Manhattan County  
 Commission Expires Apr 30, 1991

On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me personally came \_\_\_\_\_

2684 & 2286

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

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.

BARGAIN AND SALE DEED  
 WITH COVENANT AGAINST GRANTOR'S ACTS  
 Title No. E1965345

OLGA STRICKO, LUCILLE GOLENKO and ALICE GOLENKO GLENN

TO

JOSEF & WIESLAWA SOKOLOWSKI and ARKADIUSZ WODKIEWICZ

EXTRA LOTS

EDGE ABSTRACT CORP.  
 1015 PLATZMAN AVENUE  
 BROOKLYN, NEW YORK 11212

Recorded At Request of  
**LORE ABSTRACT, INC.**

RETURN BY MAIL TO:

MICHAEL F. KELLY, ESQ.  
 2305 Avenue Z  
 Brooklyn, N.Y. 11235

COLLEGE POINT OF NEW YORK BOARD OF TITLE INSURANCE  
 Insured by  
**LORE ABSTRACT, INC.**  
 To Service All Your Title Needs  
 360 White Avenue  
 Mineola, N.Y. 11501

LOC. VEH. BY ADDRESS

RECEIVED  
 REAL ESTATE  
 APR 9 1991  
 TRANSFER TAX  
 KINGS COUNTY

RECORDED IN KINGS COUNTY



OFFICE OF THE CITY REGISTER  
 91 APR -9 AM 9:24

CITY REGISTER

REC. FEE \$ 17.00  
 RET. # 04048  
 A20-  
 10/1700

13259

RECORDED IN KINGS COUNTY

8-1290



## PARTNERSHIP AGREEMENT

THIS AGREEMENT made this 25 day of March, 1991, by and between JOZEF SOKOLOWSKI and WIESLAWA SOKOLOWSKI (hereinafter referred to as "SOKOLOWSKI"), residing at 168 India Street, Brooklyn, New York, and ARKADIUSZ WODKIEWICZ, (hereinafter referred to as "WODKIEWICZ"), residing at 72 Hausman Street, Brooklyn, New York, together referred to as the "Partners."

### NAME OF PARTNERSHIP

The name of the partnership shall be J & J Real Estate Partnership.

### PURPOSE OF PARTNERSHIP

The partnership shall hold real estate and at this time, it owns 223 Franklin Street and 225 Franklin Street, Brooklyn, New York.

### TWO PARTNERS

It is the intent of the partners that "Sokolowski" be deemed one partner, as an owner of a fifty (50%) per cent undivided interest in the partnership's holdings.

Wodkiewicz may rely on the decision of either party which makes up the Sokolowski partner for the purpose of decision making as referred to in this agreement.

### DECISION MAKING

Any decisions relating to the partnership shall require the unanimous consent of both partners; Sokolowski and Wodkiewicz.

### PROFITS & LOSSES

All profits and losses shall be divided equally between Sokolowski and Wodkiewicz.

### ADDITIONAL CAPITAL

If the partnership needs additional capital, both Partners shall contribute equally.

### SALE OF PARTNERSHIP INTEREST

If either of the Partners desire to sell its interest in the partnership, the selling partner needs the consent of the other partner and the non-selling partner has the first option to purchase such interest.

### DEATH OF PARTNER OR SALE OF PARTNERSHIP INTEREST

In the event of the death of one of the Partners or the purchase of a partner's interest by the other Partner, the value of such shall be the fair market value. Fair market value shall be the average price of two obtained by two independent licensed business brokers. The Partners intend to obtain partner's life insurance coverage on each other to satisfy the Estate of the deceased partner's interest.

### REPAIRS

Both Partners must agree to the necessary repairs to partnership holdings and shall contribute equally for such.

### PARTNERSHIP ACCOUNT

The Partners agree to open a joint checking account which will be utilized for payment of partnership expenses and distribution of profits.

TAX DEDUCTIONS

The Partners agree that for Federal, State, and Local income tax purposes, each is entitled one-half (1/2) of any deductions arising from expenses relating to the purchase and carrying charges of partnership holdings including mortgage interest.

MISCELLANEOUS PROVISIONS

A) This agreement is entered into in the State of New York and such state laws shall govern and control.

b) If any of the terms of this agreement shall be deemed to be illegal, invalid or unenforceable the remaining provisions will be held in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 25 day of March, 1991.

  
JOZEF SOKOLOWSKI

  
WIESLAWA SOKOLOWSKI

  
ARKADIUSZ WODKIEWICZ