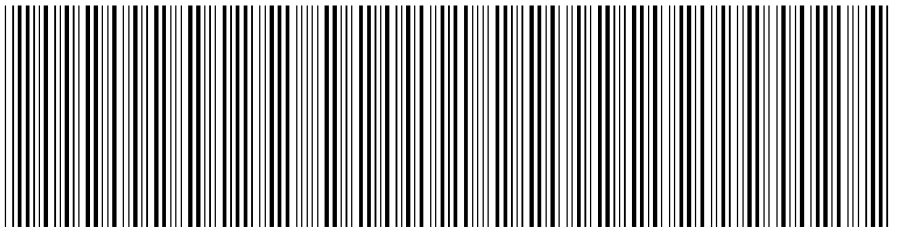


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2020041300226001001E1ADE

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 11**

**Document ID: 2020041300226001**

Document Date: 04-07-2020

Preparation Date: 04-16-2020

Document Type: DEED

Document Page Count: 10

**PRESENTER:**

CHICAGO TITLE INSURANCE CO. (PICK-UP)  
711 THIRD AVE, 5TH FLOOR  
CT20-00125-NY CB  
NEW YORK, NY 10017  
212-880-1200  
CTINYRECORDING@CTT.COM

**RETURN TO:**

JEFFREY L. SHUCHAT, ESQ.  
PERKINS COIE, LLP  
1155 AVENUE OF THE AMERICAS, 22ND FLOOR  
NEW YORK, NY 10036-2711

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	827	1045	Entire Lot 20B	212 FIFTH AVENUE

**Property Type:** SINGLE RESIDENTIAL CONDO UNIT

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

212 FIFTH 20B, LLC  
1 UNION SQUARE SOUTH, APT 23-E  
NEW YORK, NY 10003

**GRANTEE/BUYER:**

MADISON SQUARE PARK LLC  
C/O: PERKINS COIE LLP, 1155 AVENUE OF THE AMERICAS, 22ND FLOOR  
NEW YORK, NY 10036

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 87.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 229,881.00

NYS Real Estate Transfer Tax:

\$104,858.00 + \$564,620.00 = \$ 669,478.00

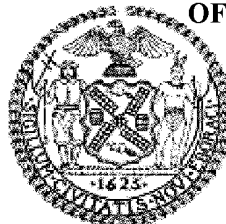
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 04-16-2020 13:40

City Register File No.(CRFN):

2020000125842



*Annette McMill*

City Register Official Signature

Hopp

**UNIT DEED**

THIS INDENTURE made as of the 7<sup>th</sup> day of April, 2020, between **212 FIFTH 20B, LLC**, a New York limited liability company, having an address at c/o Katz and Matz, PC, 1350 Avenue of the Americas, 3rd Floor, New York, New York 10019 ( the "**Grantor**"), and **MADISON SQUARE PARK LLC**, a Delaware limited liability company, having an address at c/o Perkins Coie LLP, 1155 Avenue of the Americas, 22nd Floor, New York, New York 10036-2711 (the "**Grantee**").

**WITNESSETH:**

That the Grantor, in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

The condominium unit (the "**Unit**") in the premises known as the 212 Fifth Avenue Condominium (the "**Condominium**") and by the street number 212 Fifth Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. **20B** in the declaration ("**Declaration**") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "**Condominium Act**"), dated July 6, 2016 and recorded in the New York County Office of the Register of The City of New York (the "**City Register's Office**") on November 21, 2016 in City Register File Number ("**CRFN**") **2016000410665**, as amended by First Amendment to Declaration dated March 22, 2017 and recorded in the City Register's Office on August 23, 2017 in CRFN **2017000314717**, and as further amended by Second Amendment to Declaration dated February 21, 2018 and recorded in the City Register's Office on January 3, 2019 in CRFN **201900002014**, and also designated as Tax Lot(s) **1045** in Block **827** of Section **3** of the Borough of Manhattan on the Tax Map of the Real Property Assessment Bureau of the City of New York and on the Floor Plans of said Building certified by David Paul Halpern Architects PC on October 13, 2016 and filed in the Real Property Assessment Department of the City of New York on October 26, 2016 as Condominium Plan No. **2714** and also recorded in the City Register's Office on November 21, 2016 in CRFN **2016000410666**, as amended by Condominium Plan No. **2714-A** and recorded in the City Register's Office on August 23, 2017 in CRFN **2017000314718**, and as further amended by Condominium Plan No. **2714-B** and recorded in the City Register's Office on January 3, 2019 in CRFN **2019000002015**. The premises within which the Unit is (are) located are more particularly described in **Schedule A** attached hereto and made a part hereof. All capitalized terms herein which are not separately defined herein shall have the meanings given to those term in the Declaration or in the By-Laws of the Condominium. (Said By-Laws, as the same may be mended from time to time, are hereinafter referred to as the "**By-Laws**".)

Together with an undivided **2.3370%** percentage interest in the Common Elements (as such term is defined in the Declaration):

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws, all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in ( any of) the Unit, as though recited and stipulated at length herein.

Subject also to such other liens, agreements, covenants, easements, restrictions, and other matters as pertain to the Unit and/or to the Property as more particularly described in **Schedule B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision which is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 18 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board (as such term is defined in the Declaration) or provided in the Declaration or in the By-Laws, the Unit is intended for residential use only.

The Grantor covenants that Grantor has not done or suffered anything whereby the Unit has (have) been encumbered in any way whatever, except as aforesaid.

Grantor represents that the Grantor is the same party as the Grantee of the property under deed dated as of April 18, 2018 and recorded in the City Register's office on April 27, 2018 as CRFN No. 2018000140536.

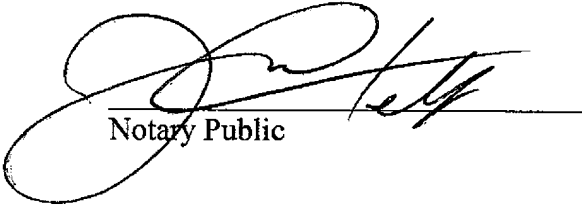
The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that Grantor will receive the consideration for this conveyance, and will hold the right to receive such consideration, as a trust fund for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of such improvement before using any part of the same for any other purposes.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

On the 2 day of April in the year 2020 before me the undersigned, personally appeared STEVEN MATZ, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

**JONATHAN HELFER**  
Notary Public, State of New York  
No. 02HE6182962  
Qualified in New York County  
Commission Expires March 10, 2024

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

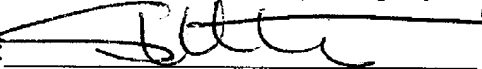
On the \_\_\_\_ day of April in the year 2020 before me the undersigned, personally appeared JEFFREY L. SHUCHAT, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this Indenture as of the day and year first above written.

**GRANTOR:**

**212 FIFTH 20B, LLC,**  
a New York limited liability company

By:   
Steven Matz  
Authorized Signatory

**GRANTEE:**

**MADISON SQUARE PARK LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Jeffrey L. Shuchat  
Authorized Signatory

Tax Lot: 1045; Block: 827

**RECORD AND RETURN TO:**

Jeffrey L. Shuchat, Esq.  
Perkins Coie LLP  
1155 Avenue of the Americas, 22nd Floor  
New York, New York 10036-2711

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this Indenture as of the day and year first above written.

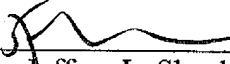
**GRANTOR:**

**212 FIFTH 20B, LLC,**  
a New York limited liability company

By: \_\_\_\_\_  
Steven Matz  
Authorized Signatory

**GRANTEE:**

**MADISON SQUARE PARK LLC,**  
a Delaware limited liability company

By:  \_\_\_\_\_  
Jeffrey L. Shuchat  
Authorized Signatory

Tax Lot: 1045; Block: 827

**RECORD AND RETURN TO:**

Jeffrey L. Shuchat, Esq.  
Perkins Coie LLP  
1155 Avenue of the Americas, 22nd Floor  
New York, New York 10036-2711

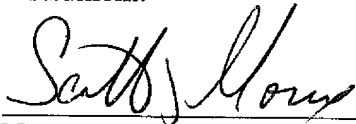
STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

On the \_\_\_\_ day of March in the year 2020 before me the undersigned, personally appeared STEVEN MATZ, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF WESTCHESTER )

On the 30 day of March in the year 2020 before me the undersigned, personally appeared JEFFREY L. SHUCHAT, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

**Scott Gowe**  
**Notary Public, State of New York**  
**ID # 01GO6357188**  
**Commision Expires 4/17/2021**

## SCHEDULE A

### LEGAL DESCRIPTION OF THE LAND

The condominium unit (hereinafter referred to as the "Unit") known as Unit No. 20B in the building (hereinafter referred to as the "Building") known as The 212 Fifth Avenue Condominium and by the street number 212 Fifth Avenue, New York, New York, said Unit being designated and described in a certain declaration dated July 6, 2016 (the "Declaration") made by 212 Fifth Avenue Venture LLC pursuant to Article 9-B of the Real Property Law of the State of New York establishing a plan for condominium ownership of the Building and the land (hereinafter referred to as the "Land") upon which the Building is situate (which Land is more particularly described below), which Declaration was recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on November 21, 2016 in City Register File Number ("CRFN") 2016000410665, as amended by First Amendment to Declaration dated March 22, 2017 and recorded in the City Register's Office on August 23, 2017 in CRFN 2017000314717, and as further amended by Second Amendment to Declaration dated February 21, 2018 and recorded in the City Register's Office on January 3, 2019 in CRFN 201900002014, and also designated as Tax Lot(s) 1045 in Block 827 of Section 3 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Bureau of the City of New York and on the Floor Plans of said Building certified by David Paul Halpern Architects PC on October 13, 2016 and filed in the Real Property Assessment Department of the City of New York on October 26, 2016 as Condominium Plan No. 2714 and also recorded in the City Register's Office on November 21, 2016 in CRFN 2016000410666, as amended by Condominium Plan No. 2714-A and recorded in the City Register's Office on August 23, 2017 in CRFN 2017000314718, and as further amended by Condominium Plan No. 2714-B and recorded in the City Register's Office on January 3, 2019 in CRFN 2019000002015.

TOGETHER WITH an undivided 2.3370% interest in the Common Elements (as such term is defined in the Declaration).

The Land upon which the Building containing the Unit is situate is bounded and described as follows:

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

BEGINNING at the corner formed by the intersection of the westerly side of 5th Avenue and the southerly side of West 26th Street;

RUNNING THENCE southerly along the westerly side of 5th Avenue, 56 feet 5-1/7th inches;

THENCE westerly, parallel with West 26th Street and part of the distance through a party wall, 134 feet 1-6/7th inches (deed) (134 feet- survey) to the easterly side of Broadway;

THENCE northerly along the easterly side of Broadway 60 feet 5-5/7th inches (deed) (60 feet 5 inches - survey) to the southerly side of West 26th Street; and



THENCE easterly along the southerly side of West 26th Street 155 feet 7 inches (deed) to the corner aforesaid, the point or place of BEGINNING.

## **SCHEDULE B**

### **PERMITTED ENCUMBRANCES**

1. Building restrictions and zoning and other regulations, resolutions and ordinances and any amendments thereto now or hereafter adopted.
2. Any state of facts which an accurate survey of the Building and the Unit would show, or such other items as a personal inspection of the Property would show, provided such facts would not make title to the Unit unmarketable, except as otherwise permitted herein.
3. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations, all as set forth in the Declaration, the By-Laws and the Rules and Regulations, the Power of Attorney from the Grantee to the Residential Board and other parties, and the Floor Plans; as all of the same may be amended from time to time.
4. Consents by the owner of the Land or any former owner of the Land for the erection of any structure or structures on, under or above any street or streets on which the Property may abut.
5. Any easement or right of use in favor of any utility company for construction, use, maintenance or repair of utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles and other equipment and facilities on, under and across the Property.
6. Revocability of licenses for vault space, if any, under the sidewalks and streets.
7. Encroachments of stoops, areas, cellar steps or doors, trim, copings, retaining walls, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings and similar projections, if any, on, over, or under the Property or the streets or sidewalks abutting the Property, and the rights of governmental authorities to require the removal of any such projections and variations between record lines of the Property and retaining walls and the like, if any.
8. Leases and service, maintenance, employment, concessionaire and license agreements, if any, of other Units or portions of the Common Elements.
9. The lien of any unpaid Common Charge, real estate tax, water charge or sewer rent, or vault charge, provided the same are adjusted at the closing of title.
10. The lien of any unpaid assessment payable in installments (other than assessments levied by the Residential Board), except that the Grantor shall pay all such assessments due prior to the Closing Date (with the then current installment to be apportioned as of the Closing Date) and the Grantee shall pay all assessments due from and after the Closing Date.
11. Any declaration or other instrument affecting the Property which the Grantor deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of

Standards and Appeals, or any other public authority, applicable to the demolition, construction, alteration, repair or restoration of the Building.

12. Any encumbrance as to which Chicago Title Insurance Company (or such other New York Board of Title Underwriters member title insurance company which insures the Grantee's title to the Unit) would be willing, in a fee policy issued by it to the Grantee, to insure the Grantee that such encumbrance (1) will not be collected out of the Unit if it is a lien or (2) will not be enforced against the Unit if it is not a lien.

13. Any other encumbrance, covenant, easement, agreement, or restriction against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of a Unit for residential purposes.

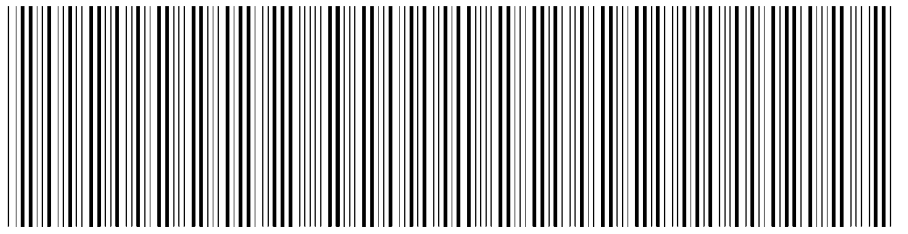
14. Any violation against the Property (other than the Unit) which is the obligation of the Condominium Board or another Unit Owner to correct.

15. Party Wall Agreement dated May 5, 1854 and recorded October 24, 1854 in Liber 665 page 580

16. Covenants and Restrictions dated April 28, 1854 and recorded May 5, 1854 in Liber 660 page 650.

17. A Notice of Designation by the Landmark Preservation Commission of the City of New York dated November 23, 2010 and recorded in the New York City Register's Office on November 30, 2010 as CRFN 2010000400864.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2020041300226001**  
Document Type: DEED

Document Date: 04-07-2020

Preparation Date: 04-16-2020

**ASSOCIATED TAX FORM ID:** 2020032400055

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

3  
2

A

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: 212 FIFTH AVENUE 20B MANHATTAN 10010  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: MADISON SQUARE PARK LLC  
LAST NAME / COMPANY FIRST NAME

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 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: [ ] X [ ] OR [ ] ACRES  
FRONT FEET DEPTH

- 4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC  
 Check the boxes below as they apply:  
 6. Ownership Type is Condominium   
 7. New Construction on Vacant Land

8. Seller Name: 212 FIFTH 20B, LLC  
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: 2 / 25 / 2020  
Month Day Year

11. Date of Sale / Transfer: 4 / 7 / 2020  
Month Day Year

12. Full Sale Price \$ 1,613,200.00

( 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 [ R, 4 ] 16. Total Assessed Value (of all parcels in transfer) 6,316,860

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 MANHATTAN 827 1045


**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.

Madison Square Park LLC

**BUYER**

**BUYER'S ATTORNEY**

By:  Jeffrey L. Shuchat, Authorized Signatory 03/20/2020

Shuchat | Jeffrey

C/O: PERKINS COIE LLP 1155 AVENUE OF THE AMERICAS, 22ND FLOOR

212 | 261-6836

NEW YORK NY 10036

**SELLER**

CITY OR TOWN STATE ZIP CODE SELLER SIGNATURE DATE

**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		FIRST NAME	
C/O: PERKINS COIE LLP 1155 AVENUE OF THE AMERICAS, 22ND FLOOR							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
NEW YORK							
CITY OR TOWN		STATE		ZIP CODE		DATE	
		NY		10036		4/21/20	

**SELLER**

*[Handwritten Signature]*  
authorized signature

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

State of New York }  
County of Westchester } SS.:

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

212 FIFTH AVENUE, 20B  
Street Address Unit/Apt.

MANHATTAN New York, 827 1045 (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;

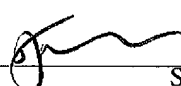
That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Madison Square Park LLC

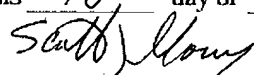
\_\_\_\_\_  
Name of Grantor (Type or Print)

\_\_\_\_\_  
Signature of Grantor

By: Jeffrey L. Shuchat, Authorized Signatory  
\_\_\_\_\_  
Name of Grantee (Type or Print)

  
\_\_\_\_\_  
Signature of Grantee

Sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 20

Sworn to before me  
this 30 day of March 20 20 20  


**Scott Gowe**  
**Notary Public, State of New York**  
**ID # 01G06357188**  
**Commission Expires 4/17/2021**

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.**



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

State of New York

County of *New York* SS.:

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

212 FIFTH AVENUE, 20B

Street Address Unit/Apt.

MANHATTAN  
Borough

New York,

827  
Block

1045  
Lot

(the "Premises");

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).

*212 Fth 20B, LLC*  
Name of Grantor (Type or Print)

Name of Grantee (Type or Print)

*[Signature]*  
Signature of Grantor

Signature of Grantee

Sworn to before me

this *2<sup>nd</sup>* day of *April* 20*20*

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

*[Signature]*  
JONATHAN HELFER  
Notary Public, State of New York  
No. 02HE6182962

Qualified in New York County  
Commission Expires March 10, 20*24*

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.**