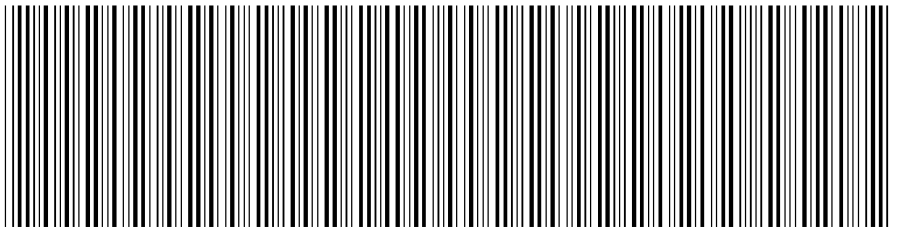


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2021080400638001002E3045

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2021080400638001

Document Date: 07-30-2021

Preparation Date: 08-04-2021

Document Type: DEED

Document Page Count: 3

PRESENTER:

TITLEVEST AGENCY
110 EAST 42ND STREET, 10TH FLOOR
TNY807675
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

RETURN TO:

TITLEVEST AGENCY
110 EAST 42ND STREET, 10TH FLOOR
TNY807675
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	827	1044	Entire Lot 20A	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:

MADISON FLATIRON LLC
212 5TH AVENUE, UNIT 19A
NEW YORK, NY 10010

GRANTEE/BUYER:

GRAMERCY HUDSON LLC
C/O: PERKINS COIE LLP, 1155 AVENUE OF THE AMERICAS
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: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 327,750.00

NYS Real Estate Transfer Tax:

\$149,500.00 + \$862,500.00 = \$ 1,012,000.00

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

CITY OF NEW YORK

Recorded/Filed 08-06-2021 17:07

City Register File No.(CRFN):

2021000308740



Annette McMill

City Register Official Signature

Bargain and Sale Deed, with Covenants against Grantor's Acts – Individual or Corporation.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

B. 827
L: 1044

THIS INDENTURE, made as of the 30th day of July, 2021

BETWEEN MADISON FLATIRON LLC, A NEW YORK LIMITED LIABILITY COMPANY HAVING AN ADDRESS 212 FIFTH AVENUE, UNIT 19A, NEW YORK, NEW YORK,

party of the first part, and

GRAMERCY HUDSON LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVING AN ADDRESS AT GRAMERCY HUDSON LLC C/O PERKINS COIE LLP, ATTN: GENERAL COUNSEL, 1155 AVENUE OF THE AMERICAS, 22ND FLOOR, NEW YORK, NY 10036-2711,

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 known at

SEE SCHEDULE "A" ANNEXED HERETO

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 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

MADISON FLATIRON LLC

By: Gail Miranda-Schmidt
Gail Miranda-Schmidt, Authorized Signatory

Acknowledgment Taken Within New York State (RPL 309(a))

State of New York :
: ss.:
County of Nassau :

On the 23 day of July in the year 2021 before me, the undersigned, personally appeared Gail Miranda-Schmidt, 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.

Woochul Kim
Notary Public

WOCHUL KIM
Notary Public, State of New York
No. 01K16232939
Qualified in Nassau County
Commission Expires Dec 20, 2022

BARGAIN AND SALE DEED WITH COVENANTS

Title #

Grantor: MADISON FLATIRON LLC

TO

Grantee: GRAMERCY HUDSON LLC

**ADDRESS: 212 FIFTH AVENUE, UNIT 19A
NEW YORK, NEW YORK**

BLOCK: 827

LOT: 1044

COUNTY: NEW YORK

Record and Return to:

Jill B. Garfinkel, Esq.
Kramer Levin Naftalis & Frankel LLP
1177 Avenue of the Americas
New York, New York 10036

TitleVest Agency, LLC

SCHEDULE A

(Description)

TITLE NUMBER: TNY807675

The Condominium Unit (the "Unit") known as Unit No. 20A in the building (the "Building") known as 212 Fifth Avenue 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. 20A in a certain declaration dated July 6, 2016, made by 212 Fifth Avenue Venture LLC pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situate (which Land is more particularly described herein), which declaration was recorded in the New York County Office of the Register of the City of New York (the "Register's Office") on November 21, 2016 in CRFN 2016000410665, as amended by First Amendment to Declaration of Condominium dated March 22, 2017 and recorded in the Register's Office on August 23, 2017 in CRFN 2017000314717, as amended by Second Amendment to Declaration recorded 1/3/2019 in CRFN 2019000002014 (which declaration and amendments thereto, if any, are hereafter collectively referred to as the "Declaration"). This Unit is also designated as Tax Lot 1044 in Block 827 in the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the Building, filed with the Real Property Assessment Department of the City of New York as Condominium Plan No. 2714, and also filed in the Register's Office on November 21, 2016 in CRFN 2016000410666, and amended map filed with the Real Property Assessment Department of the City of New York as Condominium Plan No. 2714-A, and also filed with the Register's Office on August 23, 2017 in CRFN 2017000314718.

TOGETHER with an undivided 3.3985% interest in the Common Elements (as such term is defined in the Declaration).

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 5-1/7 inches;

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

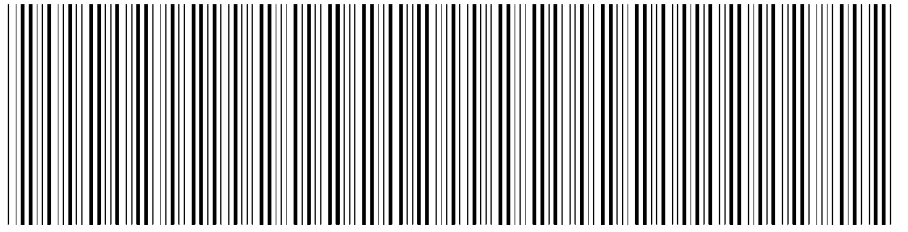
THENCE northerly along the easterly side of Broadway 60 feet 5-5/7 inches (deed) (60 feet 5 inches survey) to the southerly side of West 26th Street;

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.

FOR INFORMATION ONLY: Said premises also known as 212 5th Avenue, Unit 20A, New York, NY 10010.

FOR CONVEYANCING ONLY, if intended to be conveyed: Together with all rights title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021080400638001002SFEC4

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2021080400638001
Document Type: DEED

Document Date: 07-30-2021

Preparation Date: 08-04-2021

ASSOCIATED TAX FORM ID: 2021072100221

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

3
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 212 | FIFTH AVENUE 20A | MANHATTAN | 10010
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name GRAMERCY HUDSON LLC |
LAST NAME / COMPANY FIRST NAME

3. Tax Billing 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

8. Seller Name MADISON FLATIRON 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

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

SALE INFORMATION

10. Sale Contract Date 6 / 25 / 2021
Month Day Year

11. Date of Sale / Transfer 7 / 30 / 2021
Month Day Year

12. Full Sale Price \$ 2,300,000
(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 R, 4

16. Total Assessed Value (of all parcels in transfer) 8,484,211

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 MANHATTAN 827 1044

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.

<i>Rose Stuber</i> BUYER SIGNATURE		BUYER		BUYER'S ATTORNEY	
C/O: PERKINS COIE LLP, 1155 AVENUE OF THE AMERICAS		DATE		LAST NAME FIRST NAME	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE TELEPHONE NUMBER	
NEW YORK		NY		SELLER	
CITY OR TOWN		STATE		ZIP CODE	
		10036		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 C/O: PERKINS COIE LLP, 1155 AVENUE OF THE AMERICAS		DATE	LAST NAME	FIRST NAME
STREET NUMBER NEW YORK	STREET NAME (AFTER SALE)	STATE NY	AREA CODE MADISON PLATINUM SELLER	TELEPHONE NUMBER By <i>[Signature]</i> , Auth sign
CITY OR TOWN		ZIP CODE 10036	SELLER SIGNATURE	DATE 7/20/21

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

State of New York }
County of Nassau } 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, 20A,
Street Address Unit/Apt.
MANHATTAN New York, 827 1044 (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 FLATIRON LLC
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me
 this 23 day of July 2021
WOOCHUL KIM
Notary Public, State of New York
No. 01KJ6232939
Qualified in Nassau County
Commission Expires Dec 20, 22

Sworn to before me
 this _____ day of _____ 20____

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 Nassau } 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, 20A,
Street Address Unit/Apt.
MANHATTAN New York, 827 1044 (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).

Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me
 this _____ day of _____ 20____

Grawercy Hudson LLC
Name of Grantee (Type or Print)
Rose Stanley as authorized signatory
Signature of Grantee

Sworn to before me
 this 27th day of July
Joanne Wolman
Notary Public, State of New York
 No. 01WO5086243
 Qualified in Nassau County
 Commission Expires Oct. 6, 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.