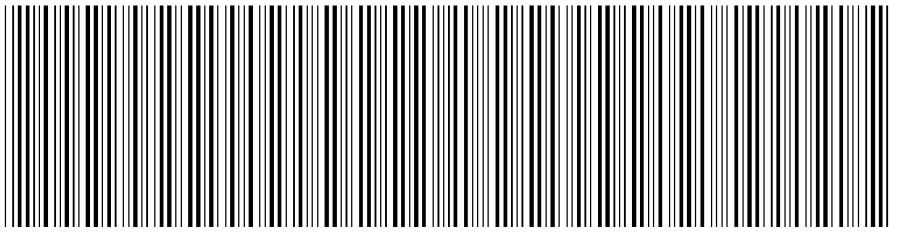


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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 6

Document ID: 2017082800036001

Document Date: 08-24-2017

Preparation Date: 09-01-2017

Document Type: DEED

Document Page Count: 5

PRESENTER:

MADISON TITLE AGENCY, LLC
(PICK-UP-SDS) AS AGENT FOR STEWART TITLE
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
212-808-9400
BAILAB@MADISONTITLE.COM

RETURN TO:

LAW OFFICE OF DAVID FLEISCHMANN, P.C.
ATTN: DAVID FLEISCHMANN, ESQ.
2233 NOSTRAND AVENUE, 3RD FLOOR
BROOKLYN, NY 11210
MTANY-119928 (CK)(TR)

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2524	40	Entire Lot	978 SUMMIT AVENUE
Property Type: RELIGIOUS STRUCTURE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

THE CHURCH OF THE SACRED HEART
1253 SHAKESPEARE AVENUE
BRONX, NY 10452

GRANTEE/BUYER:

979 OGDEN AVENUE LLC
2233 NOSTRAND AVENUE
BROOKLYN, NY 11210

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 11,500.00

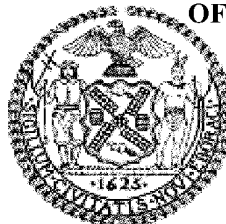
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 09-05-2017 09:05

City Register File No.(CRFN):

2017000328502



Annette McMill

City Register Official Signature

THIS INDENTURE, made this 24th day of August, 2017

BETWEEN

THE CHURCH OF THE SACRED HEART, a New York religious corporation having offices at 1253 Shakespeare Avenue, Bronx, New York 10452;

party of the first part, and

979 OGDEN AVENUE LLC, a New York limited liability company, having offices c/o Law Office of David Fleischmann, P.C., 223 Nostrand Avenue, Brooklyn, New York 11210;

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) 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 and County of Bronx, City and State of New York bounded and more fully described as set forth on Schedule A, annexed hereto and made a part hereof (the "Premises").

Being and intended to be the same premises as conveyed to the grantor by deed made by Board of Managers of The Diocesan Missionary and Church Extension Society of the Protestant Episcopal Church in the Diocese of New York dated May 27, 1943 and recorded June 5, 1943 in Liber 1237 Page 495 in the Office of the New York City Register, Bronx County.

The Premises shall be conveyed subject to the following restrictive covenants:

(i) The party of the second part recognizes that the party of the first part is a religious corporation operated under the auspices of the Roman Catholic Church. The party of the second part accordingly recognizes and agrees that any violation of any of the covenants in clauses (ii) and (iii) below would be seriously damaging and harmful to the reputation and standing of the party of the first part as such a religious corporation.

(ii) The party of the second part further covenants that it shall not use, permit or suffer the premises hereby conveyed to be used or occupied for the purpose of performing any abortions proceedings or providing any counseling or advice relating to abortions or place any signs or advertising on or about said premises that relate to abortions.

(iii) The covenants in (i) and (ii) shall run with the land and shall bind the party of the second part and its successors and assigns, and any violation of any of the covenants shall entitle the party of the first part and its successors and assigns to seek an injunction in any court of competent jurisdiction in the State of New York enforcing said covenant or covenants,

which shall be the sole right and remedy of the party of the first part in the case of any such violation and, for the avoidance of doubt, Seller shall have no right of reversion of title in the case of any such violation.”

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, including developmental rights, if any and air rights, if any, relating to said premises;

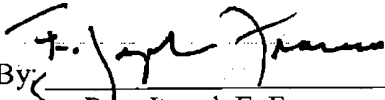
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, 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.

[SIGNATURE PAGE FOLLOWS]

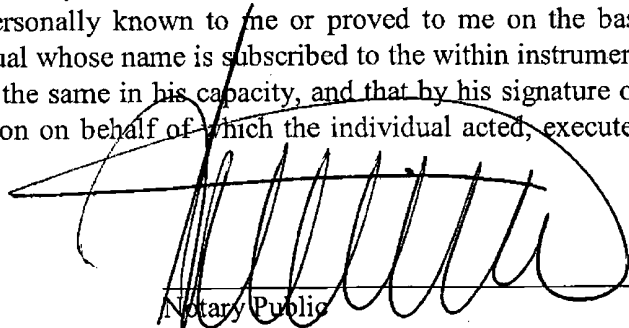
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Sacred Heart
THE CHURCH OF THE ~~HOLY CROSS~~ *

By: 
Rev. Joseph E. Franco
Pastor and Secretary

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

On the 4th day of August in the year 2017, before me, the undersigned, personally appeared **Rev. Joseph E. Franco**, personally known to me or proved 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 on behalf of which the individual acted, executed the instrument.


Notary Public

LUCIA TIBURCIO
COMMISSIONER OF DEEDS
CITY OF NEW YORK NO. 3-6077
CERTIFICATE FIELD IN THE BRONX
COMMISSION EXPIRES ON MAY 1, 19

SCHEDULE A

Stewart Title Insurance Company

Title No.: MTANY-119928

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

ALL those six certain lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Bronx of the City of New York, in the County of The Bronx and State of New York, which taken together are bounded and described as follows:

BEGINNING at a point on the westerly side of Ogden Avenue, distant 175 feet northerly from the corner formed by the intersection of the northerly side of 162nd Street with the westerly side of Ogden Avenue;

RUNNING THENCE westerly parallel with the northerly side of 162nd Street, 190 feet to the easterly side of Summit Avenue;

THENCE northerly, along the easterly side of Summit Avenue, 75 feet;

THENCE easterly, and parallel with the northerly side of 162nd Street, 190 feet to the westerly side of Ogden Avenue; and

THENCE southerly, along the westerly side of Ogden Avenue, 75 feet to the point or place of BEGINNING.

NOTE: Being Block(s) 2524, Lot(s) 40, Tax Map of the Borough of Bronx, County of Bronx.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

BLOCK: 2524
LOT: 40
COUNTY: Bronx
STATE: New York
PREMISES: 979 Ogden Avenue a/k/a 978 Summit Avenue
Bronx, New York 10452

THE CHURCH OF THE SACRED HEART

to

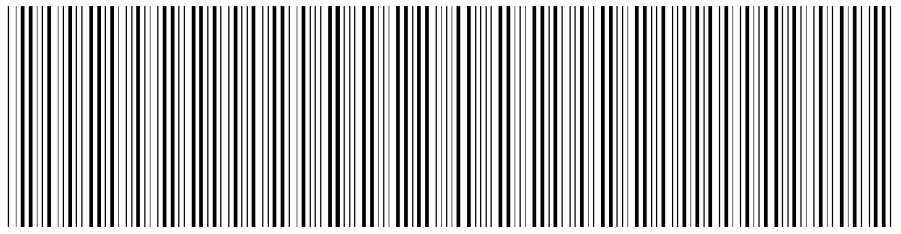
979 OGDEN AVENUE LLC

BARGAIN AND SALE DEED

RETURN BY MAIL TO:

Law Offices of David Fleischmann, P.C.
2233 Nostrand Avenue, 3rd Floor
Brooklyn, New York 11210
Attn: David Fleischmann, Esq.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017082800036001
Document Type: DEED

Document Date: 08-24-2017

Preparation Date: 09-01-2017

ASSOCIATED TAX FORM ID: 2017082100164

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
2
1



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: BRONX BLOCK: 2524 LOT: 40
- (2) Property Address: 978 SUMMIT AVENUE, BRONX, NY 10452
- (3) Owner's Name: 979 OGDEN AVENUE 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:

B. Kohn Date (mm/dd/yyyy)

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

*By: Ben Zion Kohn, Authorized
Signature*

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 978 SUMMIT AVENUE BRONX 10452
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 979 OGDEN AVENUE LLC
 LAST NAME / COMPANY FIRST NAME

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

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 THE CHURCH OF THE SACRED HEART
 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 3 / 1 / 2017
 Month Day Year

11. Date of Sale / Transfer 8 / 24 / 2017
 Month Day Year

12. Full Sale Price \$ 2 8 7 5 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 M 1 16. Total Assessed Value (of all parcels in transfer) 5 1 3 0 0 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 2524 40

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 <i>[Signature]</i>		DATE 8/24/17		LAST NAME	FIRST NAME
2233 NOSTRAND AVENUE		By: <i>Benjamin Kohn, Authorized Signatory</i>			
STREET NUMBER	STREET NAME (AFTER SALE)			AREA CODE	TELEPHONE NUMBER
BROOKLYN					
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE
	NY	11210	<i>[Signature]</i>		8/24/17

By: Paul Michels, Authorized Signatory

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

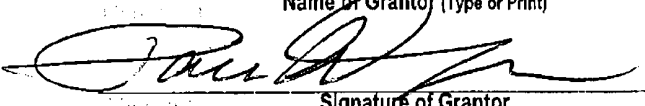
State of New York }
County of NY } SS.:

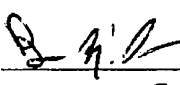
The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at
978 SUMMIT AVENUE

Street Address Unit/Apt.
BRONX New York, 2524 40 (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).

The Church of the Sacred Heart
Name of Grantor (Type or Print)

Signature of Grantor
By: Paul Michels
Authorized Signatory
Sworn to before me
this 24th day of August 20 17
Maria C. Candela
MARIA C. CANDELA
Notary Public, State of New York
No. 01CA6096999
Qualified in Queens County
Commission Expires 08-11-2019

979 Ogden Avenue LLC
Name of Grantee (Type or Print)

Signature of Grantee
By: Benjamin Kohn, Authorized Signatory
Sworn to before me
this 24th day of August 20 17
STEVEN WEINREB
Notary Public State of New York
No. 02WE6076238
Qualified in Kings County
Commission Expires 06/24/2018

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.