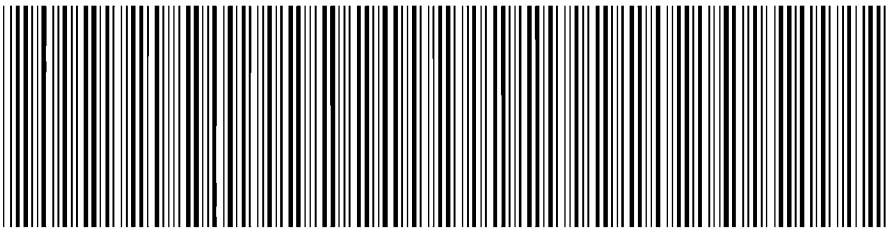


# **EXHIBIT C**

**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 5**

**Document ID: 2015091000611001**

Document Date: 09-03-2015

Preparation Date: 09-10-2015

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

INFINITY LAND SERVICES LLC IL6412 \*\*PICKUP\*\*  
AS AGENT FOR FIRST AMERICAN TITLE INSURANCE  
974 EAST 27TH STREET  
BROOKLYN, NY 11210  
718-338-4200  
TAMARA@ILSTITLE.COM

**RETURN TO:**

JUDITH GRUNBAUM  
2047 53RD STREET  
BROOKLYN, NY 11204

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2098	78	Entire Lot	70 SOUTH ELLIOTT PLACE
<b>Property Type: OTHER</b>				

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

ESTATE OF ARTHUR GASSNER  
15 ROOSEVELT STREET  
TAPPAN, NY 10983

**GRANTEE/BUYER:**

JUDITH GRUNBAUM  
2047 53RD STREET  
BROOKLYN, NY 11204

Additional Parties Listed on Continuation Page

**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:**

\$ 250.00

**NYC Real Property Transfer Tax:**

\$ 30,187.50

**NYS Real Estate Transfer Tax:**

\$ 4,600.00

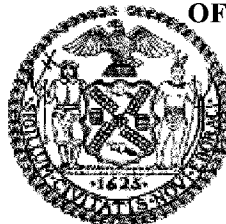
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 09-16-2015 15:15

City Register File No.(CRFN):

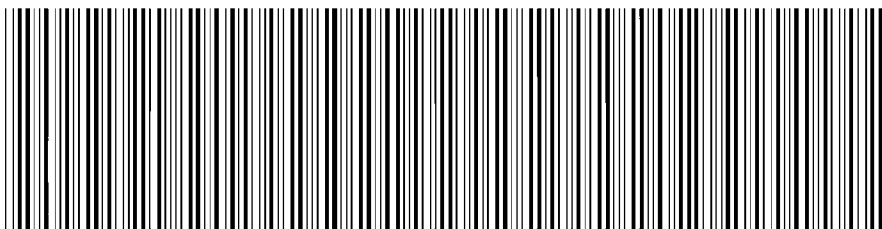
2015000327710



*Annette McMill*

**City Register Official Signature**

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



2015091000611001002CF861

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID: 2015091000611001**

Document Date: 09-03-2015

Preparation Date: 09-10-2015

Document Type: DEED

**PARTIES**

**GRANTOR/SELLER:**

MELVIN J. BERG, AS EXECUTOR  
15 ROOSEVELT STREET  
TAPPAN, NY 10983

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

THIS INDENTURE, made the *3<sup>rd</sup>* day of September, 2015  
BETWEEN MELVIN J. BERG, residing at 15 Roosevelt Street, Tappan, NY 10983

as executor of the last will and testament of ARTHUR GASSNER, late of 1212 Ocean Avenue, Brooklyn, NY KINGS COUNTY, Surrogates file no. 2011-1847/B, deceased,

party of the first part, and  
JUDITH GRUNBAUM, residing at 2047 53rd Street, Brooklyn, NY 11204

party of the second part,  
WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of ONE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$1,150,000.00) dollars, 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 Schedule A annexed hereto

*Being and intended to be the same premises conveyed to the grantor (or grantor's predecessor in interest) in deed recorded in Reel 1197 Page 779.*

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; 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:

  
\_\_\_\_\_  
MEVLIN J. BERG, EXECUTOR

***Infinity Land Services LLC***  
as agent for First American Title Insurance Company

Title No: IL6412

**SCHEDULE A**  
**LEGAL DESCRIPTION**

**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 a point on the westerly side of South Elliot Place (formerly Hampden Street) distant 202 feet northerly from the corner formed by the intersection of the westerly side of South Elliot Place and the northerly side of Lafayette Avenue as laid down on Map of Property belonging to Heirs of John Jackson, deceased, and filed in the Office of the Register of the County of Kings on May, 1839;

**RUNNING THENCE** northerly along the westerly side of South Elliot Place, 20 feet;

**THENCE** westerly, and parallel with Lafayette Avenue and part of the distance through a party wall, 100 feet;

**THENCE** southerly and parallel with South Elliot Place, 20 feet;

**THENCE** easterly and parallel with Lafayette Avenue and part of the distance through a party wall 100 feet to the point or place of **BEGINNING**.

**FOR INFORMATIONAL PURPOSES ONLY: 70 South Elliott Place, Brooklyn, NY a/k/a Block 2098 Lot 78 on the KINGS County Tax Map.**

**For conveyancing only:**

**TOGETHER** with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Kings ss:

State of New York, County of ss:

On the 3rd day of September in the year 2015 before me, the undersigned, personally appeared Melvin J Berg

On the day of April in the year 2014 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

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.

[Signature of Susanne Carbone] (signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)



TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) 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, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) in (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

EXECUTOR'S DEED

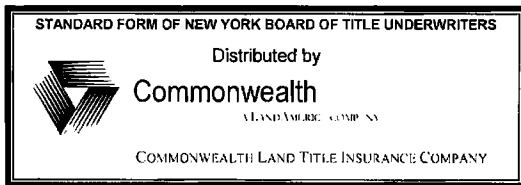
Title No. \_\_\_\_\_

TO

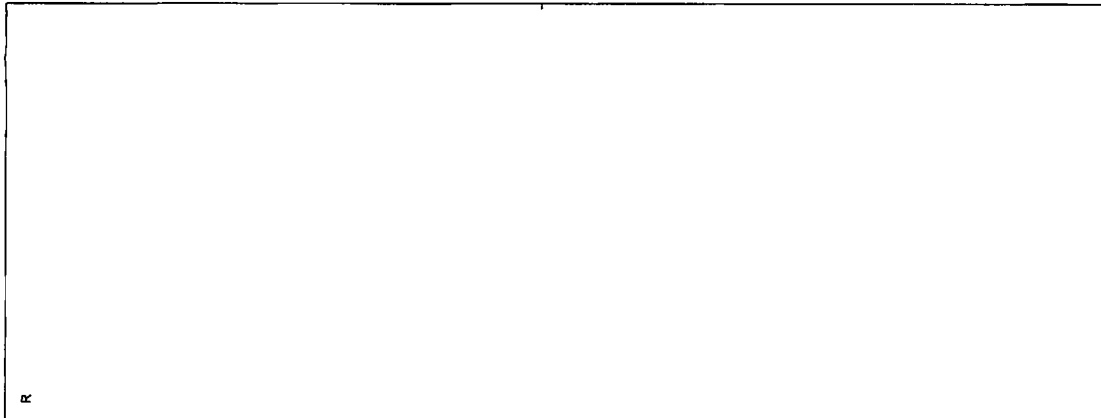
SECTION BLOCK 2098 LOT 78 COUNTY OR TOWN KINGS STREET ADDRESS 70 South Elliott Brooklyn, NY 11217

Recorded at Request of COMMONWEALTH LAND TITLE INSURANCE COMPANY

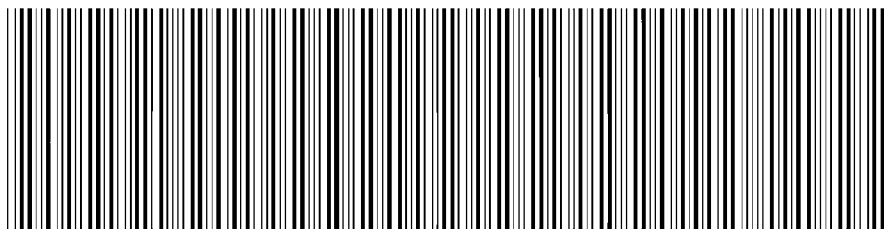
RETURN BY MAIL TO:



AARON STEIN, ESQ 1639 EAST 39TH STREET BROOKLYN, NY 11229 Judith Grunbaum 2047 53rd Street Brooklyn, NY 11204



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



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**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2015091000611001**  
Document Type: DEED

Document Date: 09-03-2015

Preparation Date: 09-10-2015

**ASSOCIATED TAX FORM ID: 2015082500124**

**SUPPORTING DOCUMENTS SUBMITTED:**

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



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: 2098                      LOT: 78
- (2) Property Address: 70 SOUTH ELLIOTT, BROOKLYN, NY 11217
- (3) Owner's Name:            GRUNBAUM, JUDITH
- Additional Name:

**Affirmation:**

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

*209 Wallabout St. Unit A. 5 Brooklyn  
NY 11211*

**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](http://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: Judith Grunbaum

Signature:  Date (mm/dd/yyyy) 9/3/2015

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



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  70 SOUTH ELLIOTT PLACE BROOKLYN 11217  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  GRUNBAUM JUDITH  
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

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

6. Seller Name  ESTATE OF ARTHUR GASSNER  
LAST NAME / COMPANY FIRST NAME  
 MELVIN J. BERG, AS TRUSTEE  
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  4 / 24 / 2014  
Month Day Year

11. Date of Sale / Transfer  9 / 3 / 2015  
Month Day Year

12. Full Sale Price \$  1,150,000  
( 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.

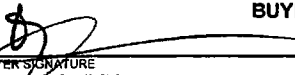
13. Indicate the value of personal property included in the sale

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  C, 5 16. Total Assessed Value (of all parcels in transfer)  4,674,500

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 BROOKLYN 2098 78

<b>CERTIFICATION</b>				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.			
<b>BUYER</b>				<b>BUYER'S ATTORNEY</b>			
BUYER SIGNATURE 		DATE 09/03/2015		LAST NAME		FIRST NAME	
2047 53RD STREET		Judite Grunbaum					
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
BROOKLYN		NY		11204		SELLER	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
						DATE 09/03/2015	

Melvin J. Berg, As Executor