

REC. 98 2/1005

5/10/98  
# 2900

Standard NY B.T.U. Form 802-804 - Bargain and Sale Deed, with Covenants against Grantor's Acts - Individual or Corporation (single sheet)  
**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

**THIS INDENTURE**, made the 17 day of Nov., nineteen hundred and ninety eight  
**BETWEEN** CONGREGATION BETH JACOB OF ASTORIA, LONG ISLAND  
22-51 29th Street, Astoria, L.I., N.Y. 11105

REEL 5529 PG 0855

B. M. - 1/10/98

party of the first part, and  
FEDERATION OF HELLENIC SOCIETIES OF GREATER NEW YORK, Inc.  
25-56 31st Street, Astoria, NY 11102

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 County of Queens, City and State of New York, known and designated as Lots 153, 154, 155 and 156 in Block lettered "D" as shown on the Map of Property in the Fifth Ward of Long Island City in Queens County belonging to E.P. Woolsey and surveyed by Robert A. Sarrell, C.S. and filed on May 8, 1888 as Map No. 411, excepting therefrom so much as taken by The New York Connecting Railroad Company for its use and purposes.

SAID premises being also designated as Lot 13 in Block 844 on the Tax Map of Queens County and known as street address: 22-51 29th Street, Astoria.

See annexed pages for further description.

Pursuant to Court Order dated 9/1/98 under Index No. 015772/98.

*This conveyance is made during the regular course of business.  
From the same premises described in deed dated 2/11/97 in 2/04/97 NY deed dated 4/5/47  
Revised 9/5/47 in 5457 pg 232*

SO IN ORIGINAL

SO IN ORIGINAL

B. Finkler

**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:

*[Signature]*

CONGREGATION BETH JACOB OF  
ASTORIA, LONG ISLAND

*[Signature]*  
BETTY FISK KORB - President

25x10

REGAL TITLE AGENCY as agent for  
LAWYERS TITLE INSURANCE CORPORATION

## SCHEDULE A CONTINUATION

Title Number: REQ-98-21005

**BLOCK 844 LOT 13 ON THE TAX MAP OF QUEENS COUNTY**  
.....

ALL that certain lot, piece or parcel of land, situate, lying and being in what was formerly the Fifth Ward of Long Island City, and is now the First Ward of the Borough and County of Queens, State of New York, known and designated on a certain map entitled, "Map of Property in the Fifth Ward of Long Island City, County of Queens, belonging to N. P. Woolsey" surveyed by Robert A. Serrell, C. S., of New York City, dated December, 1887, and filed in the Office of the Clerk of the County of Queens as Lot Number 156, in Block lettered "D", which said lot is bounded and described as follows:

**BEGINNING** at a point on the easterly side of Lawrence Street, distant 100 feet northerly from the corner formed by the intersection of the northerly side of Potter Avenue with the said easterly side of Lawrence Street;

**RUNNING THENCE** northerly along the said easterly side of Lawrence Street, 25 feet;

**THENCE** easterly at right angles to Lawrence Street and parallel with Potter Avenue, 135 feet to the centre line of the block;

**THENCE** southerly along the said centre line of the block, 25 feet;

**THENCE** westerly and parallel with Potter Avenue, 135 feet to the easterly side of Lawrence Street with the point or place of **BEGINNING**.

**ALSO ALL** that certain lot, piece or parcel of land, situate, lying and being in what was formerly the Fifth Ward of Long Island City and is now the First Ward of the Borough and County of Queens, State of New York, known and designated on a certain map entitled, "Map of Property in the Fifth Ward of Long Island City, County of Queens, belonging to N. P. Woolsey", surveyed by Robert A. Serrell, C. S. of New York City, dated December, 1887, and filed in the Office of the Clerk of the County of Queens, as Lot No. 155, of Block lettered "D" which said lot is bounded and described as follows:

REGAL TITLE AGENCY as agent for  
LAWYERS TITLE INSURANCE CORPORATION

## SCHEDULE A CONTINUATION

Title Number: REQ-98-21005

**BEGINNING** at a point on the easterly side of Lawrence Street distant 275 feet northerly from the corner formed by the intersection of the northerly side of Potter Avenue with the easterly side of Lawrence Street;

**RUNNING THENCE** easterly at right angles to Lawrence Street and parallel with Potter Avenue, 135 feet to the centre line of the block;

**RUNNING THENCE** northerly along the centre line of the block, 25 feet;

**THENCE** westerly and parallel with Potter Avenue, 135 feet to the easterly side of Lawrence Street;

**RUNNING THENCE** southerly along the easterly side of Lawrence Street, 25 feet to the point or place of **BEGINNING**.

**ALL** that certain plot, piece or parcel of land, situate, lying and being in the County of Queens, City and State of New York, known and designated as Lots 154 and 153 in Block lettered "D" as shown on the Map of Property in the Fifth Ward of Long Island City in Queens County belonging to E. F. Woolsey and surveyed by Robert A. Serrell, C. S., and filed on May 9, 1888, as Map No. 411, excepting therefrom so much as taken by the New York Connecting Railroad Company for its use and purposes; said plot, piece or parcel of land herein intended to be conveyed, being described as follows:

**BEGINNING** at a point on the southerly side of 29th Street, formerly Lawrence Street, distant two hundred seventy-five feet and four one-hundredths of a foot easterly from the corner formed by the intersection of the southerly side of 29th Street and the easterly side of 23rd Avenue, formerly Potter Avenue;

**RUNNING THENCE** southerly and parallel to 23rd Avenue and along land of the Congregational Beth Jacob of Astoria, Long Island, a distance of one hundred thirty-five feet and three one-hundredths of a foot;

**RUNNING THENCE** westerly and parallel with 29th Street a distance of thirty-four feet and forty-five one-hundredths of a foot;

**RUNNING THENCE** in a northerly direction along the arc of a circle curving to the left having a radius of seven thousand six hundred seventy-nine feet and forty-nine one hundredths of a foot and along and lands of The

REEL 5529PG0858

REGAL TITLE AGENCY as agent for  
LAWYERS TITLE INSURANCE CORPORATION

SCHEDULE A CONTINUATION

Title Number: RBQ-98-21005

New York Connecting Railroad Company a distance of one hundred thirty-seven feet and fifty-nine one hundredths of a foot to the southerly side of 29th Street; and

RUNNING TRENCH easterly along the southerly side of 29th Street a distance of eight feet and five one-hundredths of a foot to the point or place of BEGINNING.

CONTAINING two thousand eight hundred forty square feet, more or less.

REAL TITLE AGENCY as agent for  
LAWYERS TITLE INSURANCE CORPORATION

SCHEDULE A CONTINUATION

Title Number: N8Q-98-21008

PERIMETER DESCRIPTION

.....  
BLOCK 844 LOT 13 ON THE TAX MAP OF QUEENS COUNTY  
.....

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 Queens, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the southeasterly side of 29th Street (formerly Lawrence Street) distant 266.99 feet northeasterly from the corner formed by the intersection of the southeasterly side of 29th Street (formerly Lawrence Street) with the northeasterly side of 23rd Avenue (formerly Vetter Avenue);

**RUNNING THENCE** northeasterly along the southeasterly side of 29th Street (formerly Lawrence Street) 88.05 feet;

**THENCE** southeasterly parallel with 23rd Avenue 135.03 feet (U.S. Standard);

**THENCE** southwesterly parallel with 29th Street 84.45 feet;

**THENCE** northwesterly along an arc of a curve bearing to the left having a radius of 7679.49 feet and also along the land now or formerly of the New York Connecting Railroad a distance of 137.89 feet to the point or place of **BEGINNING**.

STATE OF NEW YORK, COUNTY OF SS:  
On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me  
personally came

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

STATE OF NEW YORK, COUNTY OF SS:  
On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me  
personally came

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

STATE OF NEW YORK, COUNTY OF Queens SS:

On the 17 day of NOVEMBER 1998, before me  
personally came Betty Fink Korb  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No. 22-51 29th St., Astoria  
N.Y.  
that he is the President


of Congregation Beth Jacob of Astoria, L.I.  
the corporation described  
in and which executed the foregoing instrument; ~~that~~  
~~he is the President of said corporation and that he~~  
~~is duly sworn and that he signed his name thereto by like order.~~

STATE OF NEW YORK, COUNTY OF SS:

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 h name as witness thereto.

SO IN ORIGINAL

  
**NOTARY PUBLIC**  
**LAWRENCE P. MONGELLI**  
Notary Public, State of New York  
No. 41-4883251  
Qualified in Queens County  
Commission Expires January 26, 1999

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. R10-98-21005

CONGREGATION BETH JACOB OF ASTORIA  
LONG ISLAND

TO

FEDERATION OF HELLENIC SOCIETIES OF  
GREATER NEW YORK

SECTION

BLOCK 844

LOT 13-16

COUNTY OR TOWN

Queens Astoria

Recorded at Request of  
CHICAGO TITLE INSURANCE COMPANY

SO IN ORIGINAL

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by  
**CHICAGO TITLE  
INSURANCE COMPANY**

SO IN ORIGINAL

Return by Mail to  
Gregory P. Storis  
500 Fifth Avenue, #1423  
New York NY 10110-1479  
Zip No.

NY 5529PE0860

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE  
- QUEENS COUNTY -  
(This page forms part of the Instrument)**

*Deed*

*52*

Block(s) <u>844</u>	Record & Return to: <u>Gregory A. Sioris</u>
Lot(s) <u>13</u>	<u>500 Fifth Ave New York NY 10110-4499</u>
<u>22-51 29th Street</u>	Title/Agent Company name: <u>Regal Mortg Co</u>
	Title Company number: <u>REG 98-21005</u>

**OFFICE USE ONLY - DO NOT WRITE IN LOW THIS LINE**

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS: 027200

REEL 552950861

DATE 1-10-82  
TIME 11:00 AM  
\$2.00

Examined by (s): U

Mortgage Tax Serial No.	
Mortgage Amount	\$
Taxable Amount	\$
Exemption (✓) _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Type: [ <u>cond</u> ] [ <u>res</u> ] [ <u>other</u> ]	
Mortgage Type: [ <u>1+2</u> ] [ <u>3</u> ] [ <u>4+6</u> ] [ <u>over 6</u> ]	

**TAX RECEIVED ON ABOVE MORTGAGE ▼**

County (basic)	\$
City (Addtl)	\$
Spec Addtl	\$
TASF	\$
MTA	\$
NYCTA	\$
<b>TOTAL TAX</b>	\$

Appurtenment Mortgage (✓) YES  NO

Joy A. Babrow, City Register

City Register Serial Number →

Indexed By (s): <u>SW</u>	Verified By (s): <u>[Signature]</u>
Block(s) and Lot(s) verified by (s): <u>[Signature]</u>	
Address <input type="checkbox"/>	Tax Map <input type="checkbox"/>
Extra Block(s)	Lot(s)

Recording Fee <u>A</u>	\$ <u>52</u>
AMdevt Fee (C)	\$
TP-564/582 Fee (Y)	\$
RPTT Fee (R)	\$ <u>22</u>
HPD-A <input checked="" type="checkbox"/>	HPD-C <input type="checkbox"/>

**New York State Real Estate Transfer Tax ▼**

\$ 2900  
015085

Serial Number →

**New York City Real Property Transfer Tax**

Serial Number → 006082

**New York State Gains Tax**

Serial Number →

**RECORDED IN QUEENS COUNTY  
OFFICE OF THE CITY REGISTER**

2000 11-1-1 11-1-12

Witness My Hand and Official Seal



*Joy A. Babrow*  
City Register

RECORDED 1/10/82