



## CURRENT OWNER SEARCH REPORT

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Order Number:  
79-494117-47

Subject Property:  
75-55 183RD STREET  
FRESH MEADOWS, NY 11366

Effective:  
03/07/2023

Completed:  
03/16/2023

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### **AFX RESEARCH, LLC**

*A Quarter-Century of Title Document Research Expertise*

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / [www.afxllc.com](http://www.afxllc.com)

# CURRENT OWNER SEARCH REPORT

(pg. 2 of 4)

Order #: 79-494117-47 | Completed: 03/16/2023 | Effective: 03/07/2023

## PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): JENNY YICHUN LIN (1/2 INTEREST) AND ERIC MINHUNG LIN (1/2)  
Street Address: 75-55 183RD STREET  
City, State Zip Code: FRESH MEADOWS, NY 11366  
APN/Parcel/PIN: 07200-0060 County: QUEENS

## DEED CHAIN

### Instrument 1. DEED

Date Recorded: 06/08/2015 Instrument: 2015000192107  
Dated: 03/14/2015  
Grantor(s): YAN-CHENG LIN AND SHIUHO CHEN LIN  
Grantee(s): JENNY YICHUN LIN (1/2 INTEREST) AND ERIC MINHUNG LIN (1/2)  
Notes: GRANTORS RETAIN A LIFE ESTATE.

### Instrument 2. BARGAIN AND SALE DEED

Date Recorded: 02/03/1976 Book/Page: 887/1581  
Dated: 01/23/1976  
Grantor(s): SEYMOUR GROSSMAN AND LILLIAN GROSSMAN  
Grantee(s): YAN-CHENG LIN AND SHIU-HO LIN

## TAX INFORMATION

Year:	Property Tax Status:	Due Date:	Amount:
2022	NOT AVAILABLE		\$8,328.42
		Land Value:	\$19,860.00
		Building/Improvements:	\$38,580.00
		Total Assessed Value:	\$58,440.00

## MORTGAGES AND DEEDS OF TRUST

### Instrument: MORTGAGE

Date Recorded: 10/31/1994 Book/Page: 4096/399  
Dated: 10/22/1994 Original Amount: \$50,000.00  
Mortgagor(s): YAN-CHENG LIN AND SHIU-HO LIN  
Mortgagee(s): CHEMICAL BANK



**AFX RESEARCH, LLC**  
999 Monterey St. Suite 380, San Luis Obispo, CA 93401  
Ph: (877) 848-5337 Fax: (800) 201-0620  
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## CURRENT OWNER SEARCH REPORT

(pg. 3 of 4)

Order #: 79-494117-47 | Completed: 03/16/2023 | Effective: 03/07/2023

### JUDGMENTS, UCC, AND LIENS

NO JUDGMENTS, UCC'S, OR LIENS FOUND.

### MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.

SAMPLE



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# CURRENT OWNER SEARCH REPORT

(pg. 4 of 4)

Order #: 79-494117-47 | Completed: 03/16/2023 | Effective: 03/07/2023

## THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

Order Number:  
**79-494117-47**

The Current Owner Search provides ownership and encumbrance information from the time the current owner purchased the property, up to present time. The report will verify property ownership, check property tax status and report on any encumbrances recorded during the current ownership, including: mortgages, taxes, liens and judgments.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Current Owner Search. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Property tax status, when available
- Lien and judgment information (i.e. creditor, amounts, and recording dates)
- Copy of the most recently recorded deed

### DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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<https://www.afxllc.com>

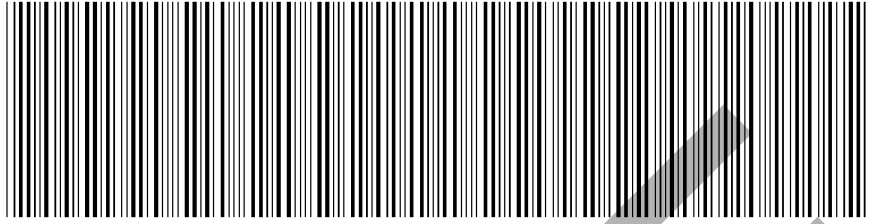
**DEEDS EXHIBIT**

SAMPLE



**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.



2015050600966001003E8EB2

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2015050600966001**

Document Date: 03-14-2015

Preparation Date: 05-28-2015

Document Type: LIFE ESTATE DEED

Document Page Count: 3

**PRESENTER:**

KIMVALRIE NEAL  
142-10 ROOSEVELT AVE, APT 614  
FLUSHING, NY 11354  
718-844-8560  
KNEAL@KIMNEAL-LAW.COM

**RETURN TO:**

YAN-CHENG LIN  
75-55 183RD STREET  
FLUSHING, NY 11366

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
QUEENS	7200	60	Entire Lot	75-55 183RD STREET
<b>Property Type:</b> 1-2 FAM WITH ATTCH GAR &/OR VACANT LAND				

**CROSS REFERENCE DATA**

**Document ID:** BK\_7640088701581

**PARTIES**

**GRANTOR/SELLER:**

YAN-CHENG LIN  
75-55 183RD STREET  
FLUSHING, NY 11366

**GRANTEE/BUYER:**

JENNY YICHUN LIN  
32 QUAKER STREET  
NEW HYDE PARK, NY 11040

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
<b>TOTAL:</b>	<b>\$</b>	<b>0.00</b>

**Filing Fee:**

Filing Fee:	\$	125.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

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

**CITY OF NEW YORK**

Recorded/Filed 06-08-2015 11:35

City Register File No.(CRFN):

**2015000192107**

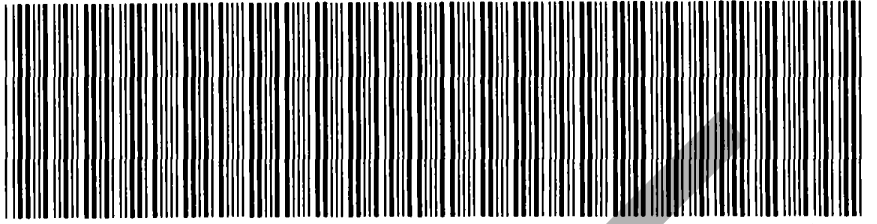


*Annette M Hill*

**City Register Official Signature**

Recording Fee:	\$	52.00
Affidavit Fee:	\$	0.00

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2015050600966001003C8C32

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2015050600966001

Document Date: 03-14-2015

Preparation Date: 05-28-2015

Document Type: LIFE ESTATE DEED

**PARTIES**

**GRANTOR/SELLER:**  
SHIUHO CHEN LIN  
75-55 183RD STREET  
FLUSHING, NY 11366

**PARTIES**

**GRANTEE/BUYER:**  
ERIC MINHUNG LIN  
3250 VERACRUZ DRIVE  
SAN RAMON, CA 94583

**PARTIES**

**LIFE ESTATE RETAINED:**  
YAN-CHENG LIN  
75-55 183RD STREET  
FLUSHING, NY 11366

**LIFE ESTATE RETAINED:**  
SHIUHO CHEN LIN  
75-55 183RD STREET  
FLUSHING, NY 11366

LIFE ESTATE DEED

Consult your lawyer before signing this instrument. This instrument should be used by lawyers only.

THIS INDENTURE, made the 14th day of March, two thousand and fifteen,

BETWEEN

YAN-CHENG LIN, a.k.a. Yancheng Lin, and SHIUHO CHEN LIN, a.k.a. Shiuho Lin, both of 75-55 183rd Street, Flushing, New York 11366,

party of the first part (hereinafter, "Grantor"),  
and

JENNY YICHUN LIN, of 32 Quaker Street, New Hyde Park, New York 11040, as to an undivided one-half interest, and to  
ERIC MINHUNG LIN, of 3250 Veracruz Drive, San Ramon, California 94583, as to an undivided one-half interest, as tenants in common,

party of the second part (hereinafter, "Grantee"),

WITNESSETH, That the Grantor, for good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, in consideration of ten dollars and no/100 (\$10.00), lawful money of the United States, to them paid by the Grantee, does grant, sell and convey unto the said Grantee, all the rights, title, interest, claim or demand that the Grantor may have in the following described real property:

ALL that certain lot, piece or parcel of land together with the buildings and improvements located and to be erected thereon, situate, lying and being in the Borough of Queens and County of Queens, City and State of New York, bounded and described as follows:

**BEGINNING at a point on the Easterly side of 183rd Street distant 265.01 feet Northerly from the corner formed by the intersection of the Easterly side of 183rd Street with the Northerly side of Union Turnpike RUNNING THENCE Easterly at right angles to the Easterly side of 183rd Street, 100 feet; RUNNING THENCE Northerly and parallel with the Easterly side of 183rd Street 40 feet; THENCE Westerly at right angles to the Easterly side of 183rd Street, 100 feet to the said Easterly side of 183rd Street; THENCE Southerly along the said Easterly side of 183rd Street, 40 feet to the point or place of BEGINNING.**

SAID PREMISES BEING KNOWN AS 75-55 183rd Street, Flushing, County of Queens, City and State of New York.

BEING the same premises, conveyed by SEYMOUR GROSSMAN and LILLIAN GROSSMAN, Grantors, to YANCHENG LIN and his wife, SHIUHO LIN, Grantees, by Deed dated January



23rd, 1976, and recorded in the Office of City Register, Queens County, on February 3rd, 1976, Document ID BK\_7640088701581.

EXPRESSLY RESERVING LIFE ESTATE INTEREST in the above described property unto each of the Grantors and its assigns.

UPON THE EXPIRATION OF BOTH OF THE GRANTORS' NATURAL LIVES, the remainder interest in fee simple shall revert to the Grantees.

THE GRANTOR may be entitled to veterans and senior exemptions as provided under RPTL subsections 458(7), 458-a(5) and 467(9), and the school tax relief (STAR) exemption as provided under RPTL section 425.

SUBJECT to covenants, conditions, restrictions and rights of way of record, if any.

TOGETHER with all right, title and interest, if any, of the Grantor 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 Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever, beginning upon the death of the Grantor.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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", "Grantor", and "Grantee" shall be construed as if it read "parties", "Grantors", and "Grantees" respectively whenever the sense of this indenture so requires.

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

  
YAN-CHENG LIN

  
SHIUHO CHEN LIN

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

On the 14<sup>th</sup> day of March, 2015, before me, the undersigned, personally appeared YAN-CHENG LIN and SHIUHO CHEN LIN, 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.

KIMVALRIE S. NEAL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02NE6267916  
Qualified in Queens County  
My Commission Expires August 27, 2016

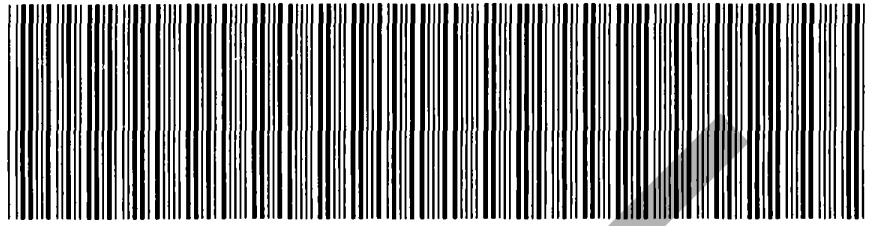
  
Notary Public

**SEAL**

Record and return by mail to:

YAN-CHENG LIN and SHIU-HO LIN  
75-55 183rd Street  
Flushing, New York 11366

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2015050600966001003S4033

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015050600966001  
Document Type: LIFE ESTATE DEED

Document Date: 03-14-2015

Preparation Date: 05-28-2015

ASSOCIATED TAX FORM ID: 2015022600394

**SUPPORTING DOCUMENTS SUBMITTED:**

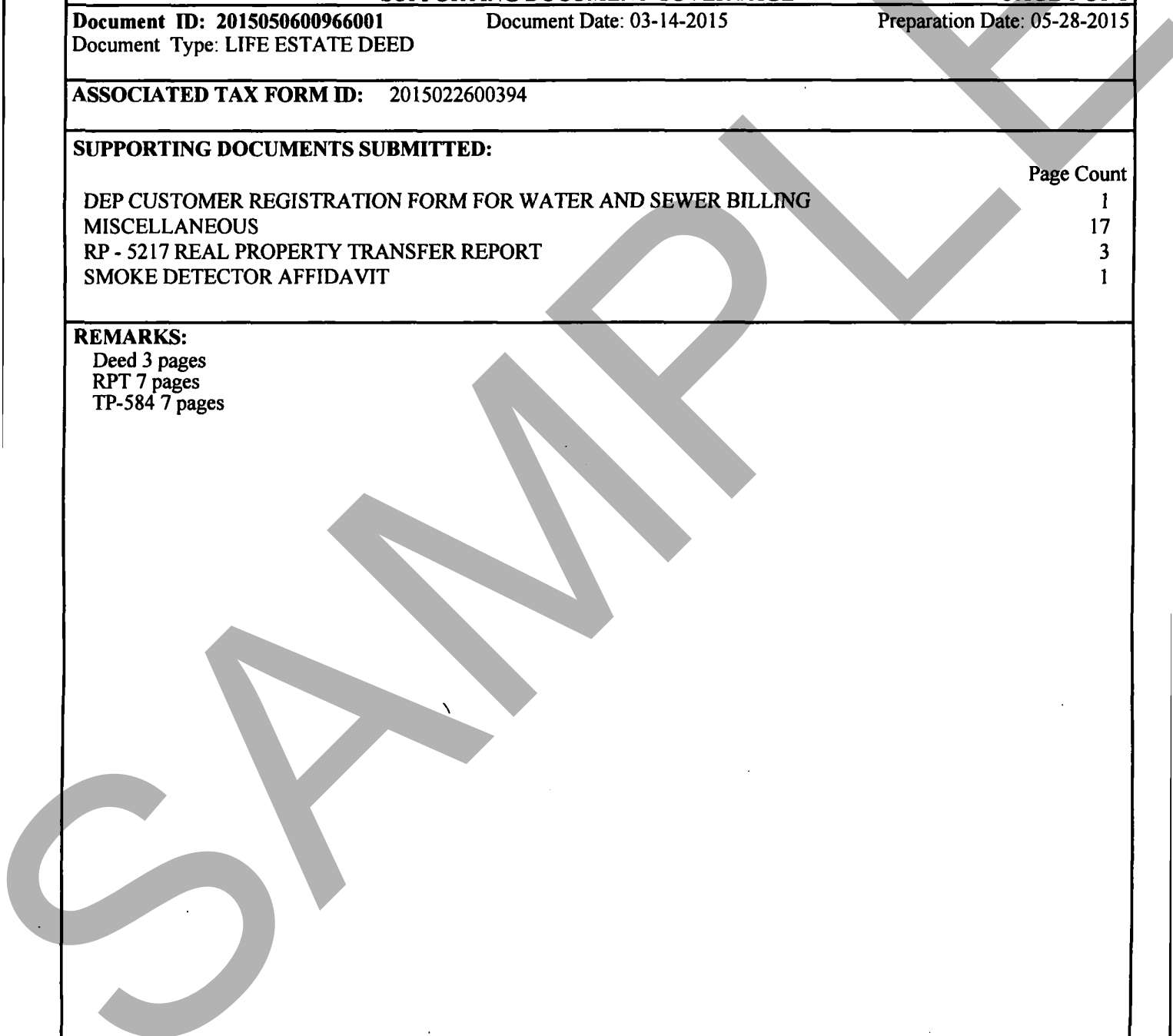
Page Count

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

1  
17  
3  
1

**REMARKS:**

Deed 3 pages  
RPT 7 pages  
TP-584 7 pages



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  75-55  183RD STREET  QUEENS  11366  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  LIN  JENNY YICHUN   
 LAST NAME / COMPANY FIRST NAME

LIN  ERIC MINHUNG   
 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  FRONT FEET   DEPTH OR  ACRES

8. Seller Name  LIN  YAN-CHENG   
 LAST NAME / COMPANY FIRST NAME

LIN  SHIUHO CHEN   
 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 / 2015   
 Month Day Year

11. Date of Sale / Transfer  3 / 14 / 2015   
 Month Day Year

12. Full Sale Price \$  1 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  A, 1  16. Total Assessed Value (of all parcels in transfer)  3 5 2 3 3

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional Identifier(s) )  
 QUEENS 7200 60

CITY REGISTER

MAY 08 '15

201502260039420103

**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 SIGNATURE <i>[Signature]</i>		DATE 4/24/2013	BUYER 3/14/15		BUYER'S ATTORNEY	
32 QUAKER STREET			LAST NAME	FIRST NAME		
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER		
NEW HYDE PARK				SELLER		
CITY OR TOWN	STATE NY	ZIP CODE 11040	SELLER SIGNATURE <i>[Signature]</i>		DATE 3/14/15	
			SELLER SIGNATURE <i>[Signature]</i>		DATE 3/14/15	

SAMPLE

### 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 filling of false instruments.

#### BUYERS

X [Signature] 3/14/15  
Buyer Signature Date

X [Signature] 4/24/2015  
Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

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Buyer Signature Date

Buyer Signature Date

#### SELLERS

X [Signature] 3/14/15  
Seller Signature Date

X [Signature] 3/14/15  
Seller Signature Date

Seller Signature Date

Seller Signature Date

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Seller Signature Date

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

CITY REGISTER  
MAY 08 '15

State of New York )  
 ) SS.:  
County of Queens

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

75-55 183RD STREET  
Street Address Unit/Apt.  
QUEENS New York, 7200 60 (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).

Yan-Cheng Lin Jenny Yichun Lin  
Name of Grantor (Type or Print) Name of Grantee (Type or Print)  
[Signature] [Signature]  
Signature of Grantor Signature of Grantee

Sworn to before me  
this 14th date of March 20 15

Sworn to before me  
this 14th date of March 20 15

Kimvalrie S. Neal

Kimvalrie S. Neal

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.**

KIMVALRIE S. NEAL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02NE6267916  
Qualified in Queens County  
My Commission Expires August 27, 2016

KIMVALRIE S. NEAL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02NE6267916  
Qualified in Queens County  
My Commission Expires August 27, 2016

**SEAL**

**SEAL** 2015022600394101



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: QUEENS      BLOCK: 7200      LOT: 60
- (2) Property Address: 75-55 183RD STREET, QUEENS, NY 11366
- (3) Owner's Name:      LIN , JENNY YICHUN
- Additional Name:      LIN , ERIC MINHUNG

### 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](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: Jenny Yichun Lin

X Signature:

Date (mm/dd/yyyy) 03/14/2015

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



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

**THIS INDENTURE**, made the 23<sup>rd</sup> day of January, nineteen hundred and seventy-six  
**BETWEEN** SEYMOUR GROSSMAN and LILLIAN GROSSMAN, his wife, residing  
at 75-55 183rd Street, Flushing, New York

C.T.  
44 00

party of the first part, and YAN-CHENG LIN and SHIU-HO LIN, his wife, presently  
residing at 99-52 66th Road, Rego Park, New York

REEL 887 PAGE 1581

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 Borough and County of Queens, City and State of New York, known and designated on a certain map entitled "Revised Map of Utopia Estates, Section Two, in the 3rd Ward, Borough of Queens, City of New York, Surveyed by A. U. Whitson, C. E. & C. S., Flushing, N. Y." and filed in the Office of the Clerk of the County of Queens on June 11, 1937 as map number 6897 as and by parts of lots 553 and 552 which said parts of said lots are more particularly bounded and described according to said map as follows:

7200  
60

**BEGINNING** at a point on the Easterly side of 183rd Street distant 265.01 feet Northerly from the corner formed by the intersection of the Easterly side of 183rd Street with the Northerly side of Union Turnpike **RUNNING THENCE** Easterly at right angles to the Easterly side of 183rd Street, 100 feet; **RUNNING THENCE** Northerly and parallel with the Easterly side of 183rd Street 40 feet; **THENCE** Westerly at right angles to the Easterly side of 183rd Street, 100 feet to the said Easterly side of 183rd Street; **THENCE** Southerly along the said Easterly side of 183rd Street, 40 feet to the point or place of **BEGINNING**.

**SAID** premises being known as and by street number 75-55 183rd Street, Flushing, New York.

**SUBJECT** to a mortgage made by SEYMOUR GROSSMAN and LILLIAN GROSSMAN, his wife, to Queens County Federal Savings and Loan Association, now known as Reliance Federal Savings and Loan Association of New York, dated February 19, 1964 and recorded February 20, 1964 in the record sum of \$25,500.00, but now reduced to \$17,771.96, which purchasers hereby assume and agree to pay.

**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:**

Witnessed  
[Signature]

[Signature]  
YAN-CHENG LIN

[Signature]  
SHIU-HO LIN

[Signature]  
SEYMOUR GROSSMAN

[Signature]  
LILLIAN GROSSMAN

[Handwritten notes]

STATE OF NEW YORK, COUNTY OF *New York*  
 On the *23* day of January 19 76, before me personally came  
 SEYMOUR GROSSMAN and LILLIAN GROSSMAN  
 to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

*Jerry Lichtash*  
 Notary Public  
 JERRY LICHTASH  
 Notary Public, State of New York  
 No. 10220  
 76

STATE OF NEW YORK, COUNTY OF *New York*  
 On the *23* day of January 19 76, before me personally came  
 YAN-CHENG LIN and SHIU-HO LIN  
 to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

*Jerry Lichtash*  
 Notary Public  
 JERRY LICHTASH  
 Notary Public, State of New York  
 No. 10220  
 76

STATE OF NEW YORK, COUNTY OF  
 On the day of 19, before me personally came  
 to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed

REAL ESTATE TRANSFER TAX STATE OF NEW YORK  
 Dept. of Taxation FEB '376 & Finance PA 10220  
 44.00

STATE OF NEW YORK, COUNTY OF  
 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 REEL 887 PAGE 1582 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 his name as witness thereto.

*44-136*  
**Bargain and Sale Deed**  
 WITH COVENANT AGAINST GRANOR'S ACES  
 TITLE No. *75-41-01400*  
 SEYMOUR GROSSMAN and LILLIAN GROSSMAN  
 TO  
 YAN-CHENG LIN and SHIU-HO LIN

US LIFE TITLE Insurance Company  
 90-15 Street, New York, New York 10020

SECTION 32  
 BLOCK 7200  
 LOT 60  
 COUNTY ~~Queens~~ Queens

Recorded At Request of The Title Guarantee Company  
 RETURN BY MAIL TO:

ZIGMUND L. LEVITT, ESQ.  
 185-08 Union Turnpike  
 Flushing, New York  
 Zip No. 11366

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
 Distributed by  
**TITLE GUARANTEE-NEW YORK**  
 ATICOR COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE  
 12 11 54  
 FEB -3 PM 1 54  
 11324  
 11323  
 OFFICE OF CITY REGISTER  
 Queens County  
 RECORDED  
 Witness and official  
*Matthew Dwyer*  
 CITY REGISTER  
 REC. FEE 4.12  
 SBT \$ 44.-  
 TAX PAID 1595  
 RET #

**MORTGAGES / DEEDS OF TRUST EXHIBIT**

SAMPLE

RELIABLE PROPERTY RESEARCH

RESLH 096 PG 0399  
THIS MORTGAGE WAS PREPARED BY:

Anthony J. Colucco  
Print Name

161179065910725  
[Signature]  
Sign Name

OCT 31 1994  
Ch. 112  
RECORDED 1254

OPEN END MORTGAGE

This Mortgage made on OCTOBER 20 1994 between  
Yan-Cheng Lin and Shiu-Ho Lin, UX

75-55 183rd Street, Fresh Meadows, New York 11366  
("Owner") residing at ..... and  
Chemical Bank, P. O. Box 2121, 300 Jericho Quadrangle, Jericho, New York ("Bank").

Bank agrees to make loans to owner from time to time according to a certain Quick Credit Line Promissory Note and Revolving Credit Agreement ("Credit Agreement") which provides that such loans may be made through a series of advances, or advances, payments and readvances. The Credit Agreement says that under its terms there can not be owed more than \$ 50,000 at any single time. Owner mortgages the real property described below to secure payment of all Owner's debt under the Credit Agreement. This mortgage will not, however, ever secure more than \$ 50,000 at any point in time plus interest and disbursements to protect the security of the mortgage.

Description: B17200 SEE ATTACHED EXHIBIT "A"  
Lot 60

Owner agrees with the Bank:

1. To pay the obligation according to the terms of the note or contract, the terms of which are a part of this mortgage.
2. To keep the building insured against loss by fire, flood or any other hazard for the benefit of the Bank, and the Owner grants to the Bank a security interest (lien) in the proceeds of any loss covered by such insurance. Bank may file claim for any loss on Owner's or its own behalf.
3. To pay the entire obligation in full if any of the following are not paid on time:
  - a. any installment due under the note or contract or,
  - b. any payment due on any other mortgage on the real property or,
  - c. any tax, water or sewer rate or other assessment due on the real property.
4. If the building on the property is demolished, destroyed, materially damaged or altered without the Bank's prior written consent, the entire obligation shall become immediately due and payable.
5. To pay the entire obligation upon change of ownership of the real property unless the Bank consents in writing to the change.
6. To apply the proceeds of the note or contract to pay for any improvement to the real property as required by Section 13 of the New York Lien Law. Until the improvement, if any, described in the note or contract is fully paid for, the proceeds of the note or contract cannot be used for any other purpose and are subject to the trust fund provisions of Section 13 of the Lien Law.
7. To the appointment of a receiver in any action to foreclose this mortgage.
8. The owner has a good title to the real property and can give this mortgage.

The real property is principally improved by a one or two family residence.

IN WITNESS WHEREOF the Owner  
has signed this mortgage.

Yan-Cheng Lin  
Yan-Cheng Lin

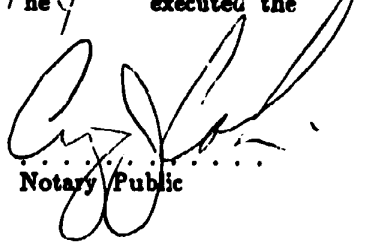
Shiu-Ho Lin  
Shiu-Ho Lin

In The Presence Of:

Witness

QUEENS  
State of New York, County of **QUEENS** ss:

On the 20 day of OCTOBER 1974  
before me personally came  
YAN CHENG LIN & SHU-HO LIN  
to me known to be the individual(s)  
described in and who executed the  
foregoing instrument, and acknowledged  
that They executed the  
same.



Notary Public

**ANTHONY J. COLUCCI**  
Notary Public, State of New York  
No. 4953427  
Qualified in Suffolk County 15  
Commission Expires July 10, 1975

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 he  
resides at \_\_\_\_\_

that he knows \_\_\_\_\_

\_\_\_\_\_ to be the individual(s)  
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  
his name as witness thereto.

.....  
Notary Public

To  
Chemical Bank  
Jericho, New York

Mortgage

Section

Block 7200

Lot 60

County or Town

Queens

Record and Return to:  
Chemical Bank  
P.O. Box 2121  
300 Jericho Quadrangle  
Jericho, NY 11753  
Attention: Installment Loan Division

ATT: JUNA TINGUE

## EXHIBIT "A"

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, known and designated on a certain map entitled "Revised Map of Utopia Estates, Section Two, in the 3rd Ward, Borough of Queens City of New York, Surveyed by A. U. Whitson, C. E. & C. S., Flushing, N. Y." and filed in the Office of the Clerk of the County of Queens on June 11, 1937 as map number 6897 as and by parts of lots 553 and 552 which said parts of said lots are more particularly bounded and described according to said map as follows:

BEGINNING at a point on the Easterly side of 183rd Street distant 265.01 feet Northerly from the corner formed by the intersection of the Easterly side of 183rd Street with the Northerly side of Union Turnpike RUNNING THENCE Easterly at right angles to the Easterly side of 183rd Street, 100 feet; RUNNING THENCE Northerly and parallel with the Easterly side of 183rd Street 40 feet; THENCE Westerly at right angles to the Easterly side of 183rd Street, 100 feet to the said Easterly side of 183rd Street; THENCE Southerly along the said Easterly side of 183rd Street, 40 feet to the point or place of BEGINNING.

Yan-Cheng Lin  
Shiu-Ho Lin  
Queens County

REEL 00133002

CITY REGISTER RECORDING AND ENDORSEMENT PAGE  
- QUEENS COUNTY -

(This page forms part of the instrument)

Block(s) 7200  
 Lot(s) 60

Record & Return to: CHEMICAL BANK PO Box 2121  
300 Jericho Quad, Jericho NY 11753  
 Title/Agent Company name: RECORD RESEARCH, INC.  
 Title Company number: CTSY

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): 1

Mlge Tax Serial No.	<u>0127290</u>
Mlge Amount	\$ <u>50,000</u>
Taxable Amount	\$
Exemption (s) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Type: [300EE] [255] [OTHER]	
Dwelling Type: {1 to 2} [3] [4 to 6] [OVER 6]	
TAX RECEIVED ON ABOVE MORTGAGE ▼	
County (basic)	\$
City (Addtl)	\$
Spec Addtl	\$
TASF	\$ <u>7</u>
MTA	\$
NYCTA	\$
TOTAL TAX	\$ <u>775</u>
Apportionment Mortgage (s) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

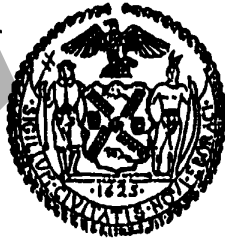
*J. A. Barrow*  
 J. A. Barrow, City Register

City Register Serial Number → **018639**

Indexed By (s):	Verified By (s):
Block(s) and Lot(s) verified by (s):	
Address <input type="checkbox"/>	Tax Map <input type="checkbox"/>
Extra Block(s)	Lot(s)
Recording Fee <u>1</u>	\$ <u>2</u>
Affidavit Fee (C)	\$
TP-584/582 Fee (Y)	\$
RPTT Fee (R)	\$
HPD-A <input type="checkbox"/>	HPD-C <input type="checkbox"/>
New York State Real Estate Transfer Tax ▼	
\$	
Serial Number →	
New York City Real Property Transfer Tax	
Serial Number →	
New York State Gains Tax	
Serial Number →	

005224  
987986

005224  
987986



RECORDED IN QUEENS COUNTY  
OFFICE OF THE CITY REGISTER

1995 MAR 17 11:43

Witness My Hand and Official Seal

*J. A. Barrow*  
City Register

CRGFORM0.BPG 1/93