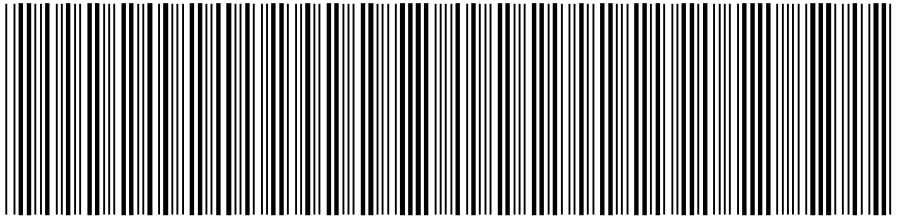


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2009061100739001001E7371

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2009061100739001** Document Date: 06-10-2009 Preparation Date: 06-11-2009  
Document Type: DEED  
Document Page Count: 4

<p><b>PRESENTER:</b> N.C. CALLER, P.C. 4309 13TH AVENUE BROOKLYN, NY 11219 718-438-2525 nccaller@nccaller.com</p>	<p><b>RETURN TO:</b> N.C. CALLER, P.C. 4309 13TH AVENUE HOLD FOR PICK UP BROOKLYN, NY 11219 718-438-2525 nccaller@nccaller.com</p>
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**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
BROOKLYN	1417	1094	Entire Lot	005 580 CROWN STREET

**Property Type: MULTIPLE RESIDENTIAL CONDO UNT**

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**


<p><b>GRANTOR/SELLER:</b> 600 CROWN STREET REALTY, LLC C/O/ N.C. CALLER P.C., 4309 13TH AVENUE BROOKLYN, NY 11219</p>	<p><b>GRANTEE/BUYER:</b> CYTTL TRUST 1206 CARROL STREET BROOKLYN, NY 11225</p>
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**FEES AND TAXES**

<table border="0"> <tr> <td><b>Mortgage</b></td> <td></td> <td></td> </tr> <tr> <td>Mortgage Amount:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Taxable Mortgage Amount:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Exemption:</td> <td></td> <td></td> </tr> <tr> <td><b>TAXES: County (Basic):</b></td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>City (Additional):</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Spec (Additional):</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>TASF:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>MTA:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>NYCTA:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Additional MRT:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td><b>TOTAL:</b></td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Recording Fee:</td> <td>\$</td> <td>57.00</td> </tr> <tr> <td>Affidavit Fee:</td> <td>\$</td> <td>0.00</td> </tr> </table>	<b>Mortgage</b>			Mortgage Amount:	\$	0.00	Taxable Mortgage Amount:	\$	0.00	Exemption:			<b>TAXES: County (Basic):</b>	\$	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>	\$	0.00	Recording Fee:	\$	57.00	Affidavit Fee:	\$	0.00	<table border="0"> <tr> <td>Filing Fee:</td> <td>\$</td> <td>250.00</td> </tr> <tr> <td>NYC Real Property Transfer Tax:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>NYS Real Estate Transfer Tax:</td> <td>\$</td> <td>1,360.00</td> </tr> </table>	Filing Fee:	\$	250.00	NYC Real Property Transfer Tax:	\$	0.00	NYS Real Estate Transfer Tax:	\$	1,360.00
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**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 06-12-2009 15:29  
City Register File No.(CRFN):  
**2009000179396**



*Annette McMill*  
**City Register Official Signature**

**CONDOMINIUM UNIT DEED**

THIS INDENTURE, made as of the 6<sup>th</sup> day of March, 2004, by and between 600 Crown Street Realty, LLC., with an address at 4309 13<sup>th</sup> Avenue, Brooklyn, NY 11219 (hereinafter referred to as the "Grantor"); and CYTTL TRUST, with an address at 1206 Carrol Street Brooklyn, NY 11225 (hereinafter referred to as the "Grantee").

**WITNESSETH:**

That the Grantor, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

ALL OF THE PROPERTY DESCRIBED IN "SCHEDULE A" ANNEXED HERETO, KNOWN AS CONDOMINIUM UNIT #005, TAX BLOCK 1417, LOT 1094, IN THE CROWN CONDOS, BROOKLYN, NEW YORK,

WHICH IS ALSO KNOWN BY THE STREET ADDRESS  
580 CROWN STREET UNIT #005,  
BROOKLYN, NEW YORK 11213.

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions, agreements and other provisions set forth in the Declaration and the By-Laws of The Crown Condoss, as the same may be amended from time to time (hereinafter referred to as the "By-Laws"), all of which shall constitute the covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record and any agreements as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board (as such term is defined in the Declaration) or provided in the Declaration or in the By-Laws, the Unit is intended for residential use.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as set forth in the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws).

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the cost of improvements at the Property and will apply the same first to the payment of the cost of such improvements before using any part of the same for any other purposes.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

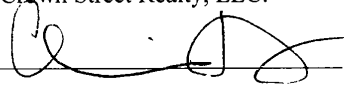
The Grantee has examined the Unit and is purchasing the same in its existing condition.

This conveyance is made in the regular course of business actually conducted by the Grantor and upon the unanimous consent of all the shareholders.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.


IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this indenture as of the day and year first above written.

GRANTOR:  
600 Crown Street Realty, LLC.

By: 

State of New York, County of Kings ss:

On the 6<sup>th</sup> day of March in the year 2009 before me, the undersigned, a notary public in and for said state, personally appeared Chaim Pizik, 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) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

**SEAL**  
STEVEN WEINREB  
Notary Public State of New York  
No. 02WE8078238  
Qualified in Kings County  
Commission Expires 08/24/2010

## DESCRIPTION OF THE UNIT

The Condominium Unit ( the "Unit") known as Unit No. 005 in the premises ( the "Premises") known as and by the street number 580 Crown Street, Borough of Brooklyn, County of Kings, City and State of New York, and being a unit of the Condominium plan known as The Crown Condos, said Unit being designated and described as, Unit #005 in a certain declaration made 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 "Property") upon which the Building is situate (which Land is more particularly described below), which declaration was dated 7/22/2008 and recorded on 8/26/2008 in CRFN #2008000340991 of the Kings County office of the Register of The City of New York. This Unit is also designated as Tax Lot 1094 in Block 1417 of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of the Building, certified and filed with the Real Property Assessment Department of The City of New York as Condominium Plan No. 2223 which plans were recorded in the Kings County Office of the City Register on 8/26/2008.

Together with an undivided 0.700%, interest in the Common Elements (as such term is defined in the Declaration)

CONDOMINIUM UNIT DEED

GRANTOR:

600 CROWN STREET REALTY, LLC.

GRANTEE:

CYTTL TRUST

Premises:

580 Crown Street #005  
Brooklyn, New York

County: Kings

Section:

Block: 1417

Lot: 1094

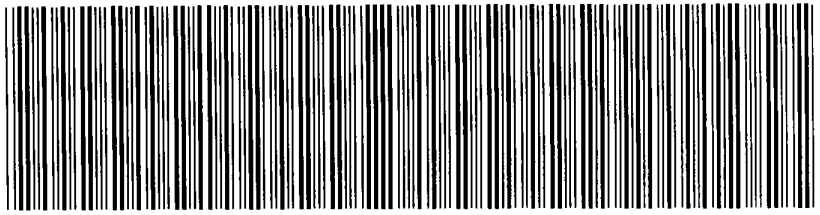
Premises:

580 Crown Street #005  
Brooklyn, New York

Record and return to:

N.C. Caller, P.C.  
4309 13<sup>th</sup> Avenue  
Brooklyn, NY 11219

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2009061100739001001SBDF0

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2009061100739001**  
Document Type: DEED

Document Date: 06-10-2009

Preparation Date: 06-11-2009

**ASSOCIATED TAX FORM ID: 2009060900282**

**SUPPORTING DOCUMENTS SUBMITTED:**

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
MISCELLANEOUS	19
RP - 5217 REAL PROPERTY TRANSFER REPORT	2
SMOKE DETECTOR AFFIDAVIT	1

**REMARKS:**

Included herewith is an attorney affidavit and a 501(c)3 Not for profit application.

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

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location: 580 CROWN STREET 005 BROOKLYN 11213  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: CYTTL TRUST  
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address: \_\_\_\_\_  
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: \_\_\_\_\_ X \_\_\_\_\_ OR \_\_\_\_\_ ACRES  
FRONT FEET DEPTH ACRES

6. Seller Name: 600 CROWN STREET REALTY, 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: 3 / 4 / 2009  
Month Day Year

11. Date of Sale / Transfer: 6 / 10 / 2009  
Month Day Year

12. Full Sale Price \$: 3,400,000  
( 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): \_\_\_\_\_

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 BROOKLYN 1417 1094

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 I understand that the making of any willful false statements 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 SIGNATURE DATE

\_\_\_\_\_  
STREET NUMBER STREET NAME (AFTER SALE)

\_\_\_\_\_  
CITY OR TOWN STATE ZIP CODE

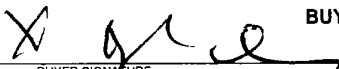
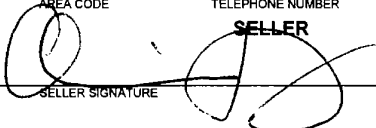
BUYER'S ATTORNEY  
 \_\_\_\_\_  
LAST NAME FIRST NAME

\_\_\_\_\_  
AREA CODE TELEPHONE NUMBER

SELLER  
 \_\_\_\_\_  
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		6/10/09		BUYER'S ATTORNEY	
BUYER SIGNATURE	DATE	LAST NAME	FIRST NAME				
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER		
						SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	6/10/09			DATE



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

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

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

580 CROWN STREET , 005  
Street Address Unit/Apt.  
BROOKLYN New York, 1417 1094 (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]  
Signature of Grantor

Name of Grantee (Type or Print)  
X [Signature]  
Signature of Grantee

Sworn to before me  
this 10<sup>th</sup> date of June 2009

Sworn to before me  
this 10<sup>th</sup> date of June 2009

[Signature]  
**STEVEN WEINREB**  
Notary Public State of New York  
No. 02WE8078238  
Qualified in Kings County  
Commission Expires 06/24/2010

[Signature]  
**STEVEN WEINREB**  
Notary Public State of New York  
No. 02WE8078238  
Qualified in Kings County  
Commission Expires 06/24/2010



These statements are made with the knowledge that a willful 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.**



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: 1417                      LOT: 1094
- (2) Property Address: 580 CROWN STREET Unit 005, BROOKLYN, NY 11213
- (3) Owner's Name:            CYTTL TRUST

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](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:

Signature: \_\_\_\_\_ Date (mm/dd/yyyy)

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