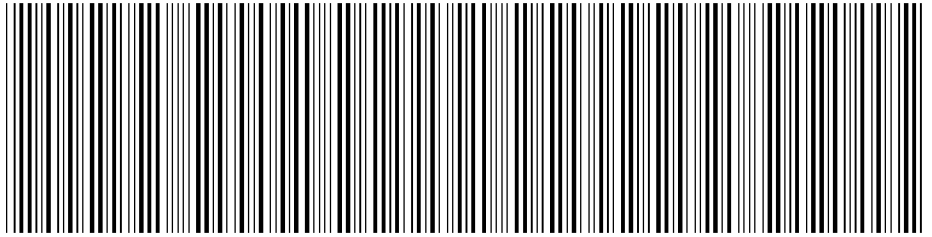


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2013082600816001001E7DE9

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2013082600816001

Document Date: 08-15-2013

Preparation Date: 08-26-2013

Document Type: DEED

Document Page Count: 3

PRESENTER:

PRUDENTIAL ABSTRACT CORP.
595 MIDLAND AVE, SUITE 2
STATEN ISLAND, NY 10306
718-987-0940
PRUDENTIALABSTRACT@YAHOO.COM

RETURN TO:

PRUDENTIAL ABSTRACT CORP.
595 MIDLAND AVE, SUITE 2
STATEN ISLAND, NY 10306
718-987-0940
PRUDENTIALABSTRACT@YAHOO.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	587	68	Entire Lot	3276 31ST STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	587	68	Entire Lot	3278 31ST STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

GRL, LLC
3276/3278 31ST STREET
ASTORIA, NY, NY 11106

GRANTEE/BUYER:

RITHIMNA REALTY LLC
3276/3278 31ST STREET
ASTORIA, NY, NY 11106

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:

\$ 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 09-09-2013 13:56

City Register File No.(CRFN):

2013000365169



Annette McMill

City Register Official Signature

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

THIS INDENTURE, made the 15th day of August, 2013

BLOCK 587
LOT: 68

BETWEEN

GRL, LLC, with it's offices located at: 3276/3278 31st Street, Astoria, NY

party of the first part, and

RITHIMNA REALTY LLC, with it's offices located at: 3276/3278 31st Street, Astoria, NY

party of the second part,

WITNESSETH, that the party of the first part, in consideration of (\$10.00) Ten 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,

SEE SCHEDULE A ATTACHED

TAX MAP
DESIGNATION

Block: 587

Lot(s): 68

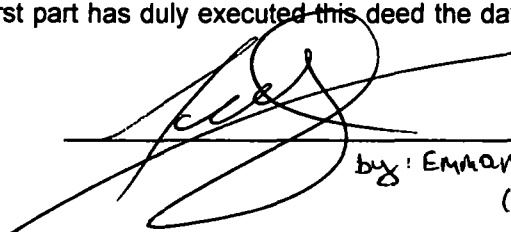
"Being the same premises described in the deed to the parties of the first part herein by deed dated 7/16/2003 and recorded 9/13/2003 in the County of Queens in CRFN 2003000354336 "

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" when ever 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.


by: Emmanuel Lambrakis
(member)

Schedule 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 as and by Lot No. 74 in Block 4 on a certain Map entitled, "Map of New Astoria in the Town of Newtown, Queens County, New York, belonging to Radde, Welsch, Rademacher and Dohrman, surveyed by Charles F. Erhard, Surveyor, July 1853, and filed in the Office of the Clerk (now City Register), Queens County, April 12th, 1856 as Map No. 205, bounded and described as follows:

BEGINNING at a point on the westerly side of 31st Street, as widened (Formerly known as DeBavoise Avenue and 2nd Avenue), distant 140.12 feet northerly from the corner formed by the intersection of the northerly side of 34th Avenue as widened (formerly known as Graham Avenue and Franklin Avenue), and the said westerly side of 31st Street, said point of beginning being where the southerly side of Lot 74 in Block 4 on said Map intersects the westerly side of 31st Street;

RUNNING THENCE westerly along the southerly side of Lot 74 parallel with 34th Avenue, 80.10 feet to the westerly side of said Lot;

THENCE northerly along the westerly side of Lot 74 in Block 4 and parallel with 31st Street, 25.02 feet to the northerly side of Lot 74;

THENCE easterly along the northerly side of Lot 74 parallel with 34th Avenue, 80.10 feet to the westerly side of 31st Street; and

THENCE southerly along the westerly side of 31st Street, 25.02 feet to the point or place of BEGINNING.

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

State of New York, County of Queens ss:

State of New York, County of

ss:

On the 15 day of August in the year 2013
before me, the undersigned, personally appeared

On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared

EMMANUEL LAMBRASIS

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 and office of individual taking acknowledgment)

IOANNIS P. SIFRAS
Notary Public, State of New York
No. 01818063382
Qualified in Queens County
Commission Expires August 27, 2013

(signature and office of individual taking acknowledgment)

SEAL

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)

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

From GRL, LLC
TO

To RITHIMNA REALTY LLC

BLOCK 587
LOT 68
COUNTY OR TOWN Queens
STREET ADDRESS 3276/3278 31st Street,
Astoria, NY

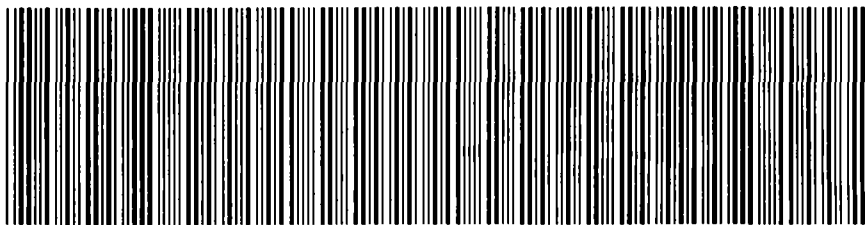
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

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595 Midland Ave, Suite 2
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**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2013082600816001001SB368

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013082600816001

Document Date: 08-15-2013

Preparation Date: 08-26-2013

Document Type: DEED

ASSOCIATED TAX FORM ID: 2013081400534

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

2

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

SMOKE DETECTOR AFFIDAVIT

2

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 3276 31ST STREET QUEENS 11106

STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name RITHIMNA REALTY 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 2 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size X OR ACRES

FRONT FEET DEPTH

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 ☐

8. Seller Name GRL, LLC

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 8 / 15 / 2013

Month Day Year

11. Date of Sale / Transfer 8 / 15 / 2013

Month Day Year

12. Full Sale Price \$ 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 O, 9 16. Total Assessed Value (of all parcels in transfer) 6 7 7 0 6 2

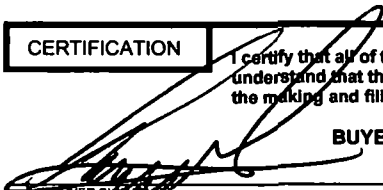
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 587 68

QUEENS 587 68

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
3276/3278 31ST STREET

DATE

8/15/13

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

ASTORIA, NY

AREA CODE

TELEPHONE NUMBER

SELLER

STATE

ZIP CODE

CITY OR TOWN

SELLER SIGNATURE

DATE

8/15/13

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

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.

3276 31ST STREET
Street Address
Unit/Apt.
QUEENS New York, 587 68 (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).

GRL LLC

Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me
this 15th date of August 2013

IOANNIS P. SIPSAS

Notary Public, State of New York
No. 01SI6083382

Qualified in Queens County
Commission Expires August 27, 2013

RITHIMNA REALTY, LLC

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me
this 15th date of August 2013

IOANNIS P. SIPSAS

Notary Public, State of New York
No. 01SI6083382

Qualified in Queens County
Commission Expires August 27, 2013

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.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
3278 31ST STREET		QUEENS	587	68



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: 587 LOT: 68
- (2) Property Address: 3276 31ST STREET, QUEENS, NY 11106
- (3) Owner's Name: RITHIMNA REALTY LLC
- Additional Name:

Affirmation:



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

Customer Billing Information:

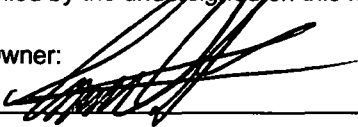
Please Note:

- 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:  8/15/13 Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Borough	Block	Lot	Street	City	State	Zip
QUEENS	587	68	3278 31ST STREET	NY	NY	11106

201308140053410102