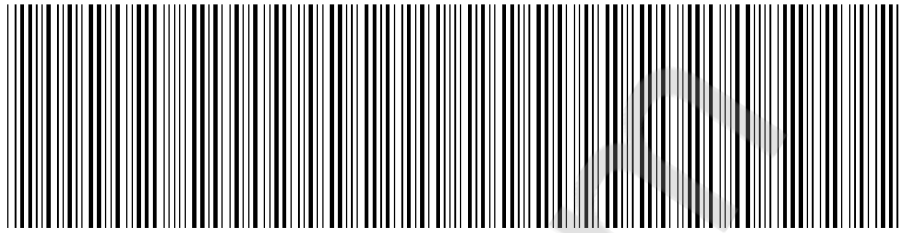


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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 8

Document ID: 2023082100854001

Document Date: 12-06-2021

Preparation Date: 08-21-2023

Document Type: DEED

Document Page Count: 6

PRESENTER:

ROTHKRUG, ROTHKRUG & SPECTOR, LLP
55 WATERMILL LANE
SUITE 200
GREAT NECK, NY 11021
516-487-2252
SIMON@RRSLAWLLP.COM

RETURN TO:

ROTHKRUG, ROTHKRUG & SPECTOR, LLP
55 WATERMILL LANE
SUITE 200
GREAT NECK, NY 11021
516-487-2252
SIMON@RRSLAWLLP.COM

			PROPERTY DATA	
Borough	Block	Lot	Unit	Address
MANHATTAN	800	1308	Entire Lot 9A	101 WEST 24TH STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

CRFN: 2012000171784

PARTIES

GRANTOR/SELLER:

SHAFAT SHAH
101 WEST 24 STREET, APT. 9A
NEW YORK, NY 10011

GRANTEE/BUYER:

SHAFAT SHAH
101 WEST 24 STREET, APT. 9A
NEW YORK, NY 10011

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: \$ 67.00

Affidavit Fee: \$ 0.00

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 08-24-2023 12:28

City Register File No.(CRFN):

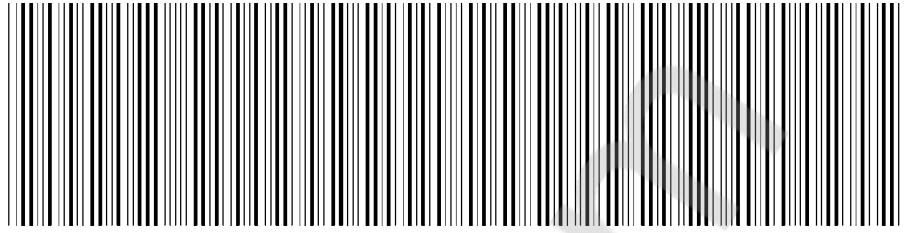
2023000216709



Collette McLean-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2023082100854001001C6521

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2023082100854001

Document Date: 12-06-2021

Preparation Date: 08-21-2023

Document Type: DEED

PARTIES

GRANTEE/BUYER:

FARIHA SHAH
101 WEST 24 STREET, APT. 9A
NEW YORK, NY 10011

GRANTEE/BUYER:

RAZA U. SHAH
101 WEST 24 STREET, APT. 9A
NEW YORK, NY 10011

FactFocus

WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 9th day of December 2021, by SHAFAT SHAH, having an address at 101 West 24th Street, #9A, New York, New York 10011 ("Grantor"), and SHAFAT SHAH and FARIHA SHAH, husband and wife, having an address at 101 West 24th Street, #9A, New York, New York 10011 as to a 51% interest, and RAZA U. SHAH, having an address at 101 West 24th Street, #9A, New York, New York 10011, as to a 49% interest, as tenants-in-common, party of the second part ("Grantee"),

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

- See annexed Schedule A -

Said premises also known as 101 West 24th Street, Unit 9A, New York, New York 10011
Block 800 Lot 1308

Being and intended to be the same premises conveyed to the Grantors herein by deed dated 4/13/2012 recorded 430/2012 under CRFN # 2012000171784.

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;

TOGETHER with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-laws of the Condominium (the "By Laws"), as the same may be amended from time to time; all of which constitute 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 as pertain to the Unit, to the Land and/or to the Building (which Land and Building are collectively referred to as the "Property").

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, 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.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same, that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

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 which 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 the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board or provided in the Declaration or the By-laws, the Unit is intended for residential use only.

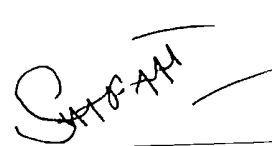
Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as set forth in the Declaration and the By-laws (and any Rules and Regulations adopted under the By-laws).

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 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



Shafaat Shah

Commission Expires: Indefinite

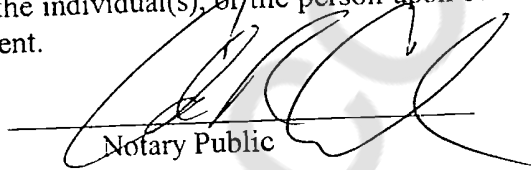
ACKNOWLEDGMENTS

Islamic Republic of Pakistan)
City of Lahore)
Consulate of the) SS:
United States of America)

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

On the 06 DEC 2021 day of ~~November~~, in the year 2021, before me, the undersigned, personally appeared Shafaat Shah, 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.

Adam R. Colvin
Consul of the
United States of America
Lahore, Pakistan
06 DEC 2021


Notary Public

TITLE #

WARRANTY DEED

SHAFAAAT SHAH

SECTION
BLOCK 800
LOT 1308

TO

COUNTY: NEW YORK

SHAFAAAT SHAH, FARIHA SHAH and
RAZA U. SHAH

STREET ADDRESS:

101 West 24th Street, Unit 9A
New York, New York 10011

RECORD AND RETURN TO:

Simon H. Rothkrug, Esq.
Rothkrug Rothkrug & Spector, LLP
55 Watermill Lane, Suite 200
Great Neck, New York 11021

Schedule A Description

Title Number R-NYAS-3597-NY

Page 1

The Condominium Unit (hereinafter called the "Unit") in the building (hereinafter called the "Building") known as 101 West 24th Street Condominium and by the street address 101 West 24th Street, New York, New York 10011 Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit 9A in that certain declaration, dated as of the 9th day of January, 2008, made by Grantor, Declarant, pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter called the "Condominium Act") establishing condominium ownership of the Building and the land (hereinafter called the "Land") upon which the Building is situate (which Land is more particularly described in Schedule A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on May 6, 2008 as CRFN # 2008000183376 (which declaration, and any amendments thereto, are hereinafter collectively called the "Declaration"). The Unit is also designated as Tax Lot 1308 in Block 800 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Bureau of The City of New York and on the Floor Plans of the Building certified by James S. Davidson, Registered Architect of the firm of Schuman Lichtenstein Clamion Efon ("SLCE") Architects, LLP on March 10, 2008, and filed with the Real Property Assessment Bureau of The City of New York on March 28, 2008, as Condominium Plan No. 1851 and also filed in the City Register's Office on May 6, 2008, as CRFN # 2008000183377;

TOGETHER with an undivided 0.4291% interest in the Common Elements (as such term is defined in the Declaration) of 101 West 24th Street Condominium;

Block 800, Lot 46:

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, on the Westerly side of Sixth Avenue, known and distinguished on a certain map made by I.F. Bridges, City Surveyor, the 22nd day of December 1827, by the Number One, bounded Easterly in front by Sixth Avenue; Northerly by 25th Street; Westerly in the rear by Lot Number Five on said map; and Southerly by Lot Number Two on said map, and containing in breadth in front and rear twenty feet seven inches and in length on each side one hundred feet, being bounded and described as follows:

BEGINNING at a point in the Southerly side of West 25th Street at the corner formed by the intersection of the Westerly side of 6th Avenue;

Continued On Next Page

Schedule A Description - continued

Title Number R-NYAS-3597-NY

Page 2

RUNNING THENCE South 20 feet, 7 inches to a point;

THENCE in a Westerly direction, parallel with West 25th Street, distant 100 feet to a point;

THENCE in a Northerly direction, parallel with 6th Avenue, distant 20 feet, 7 inches to a point;

THENCE in an Easterly direction, along the Southerly side of West 25th Street, distant 100 feet to the point or place of BEGINNING.

Block 800, Lot 37:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of West 24th Street and the Westerly side of Avenue of the Americas;

RUNNING THENCE Westerly along the Northerly side of West 24th Street, 100 feet;

THENCE Northerly and parallel with the Westerly side of Avenue of the Americas, 176 feet 11 inches;

THENCE Easterly and parallel with the Northerly side of West 24th Street, 100 feet to the Westerly side of Avenue of the Americas;

THENCE Southerly along the Westerly side of Avenue of the Americas, 176 feet 11 inches to the point or place of BEGINNING.

Easements for light and air and cantilever easement as set forth, defined and limited in that certain Zoning Lot Development Easement Agreement ("ZLDA") dated as of March 31, 2006 between 111 West 24th Street Associates and 735 Avenue of the Americas LLC and to be duly recorded in the Office of the New York City Register, New York County, over portions of the following premises:

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, County, City and State of New York, being bounded and

Continued On Next Page

Schedule A Description - continued

Title Number **R-NYAS-3597-NY**

Page **3**

described as follows:

BEGINNING at a point on the Northerly side of 24th Street distant 100 feet Westerly from the corner formed by the intersection of the Northerly side of 24th Street with the Westerly side of Avenue of the Americas (Sixth Avenue);

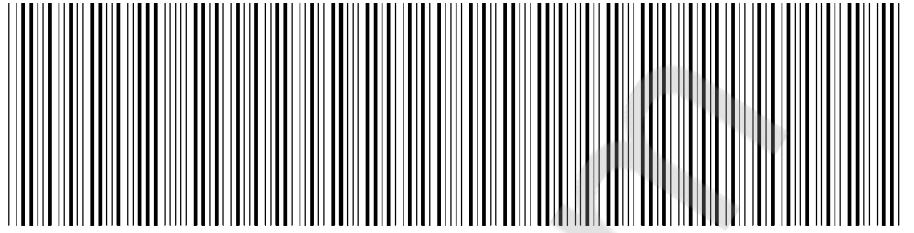
RUNNING THENCE Northerly, parallel with Avenue of the Americas (Sixth Avenue), 114 feet 6 inches;

THENCE Westerly, parallel with 24th Street, 50 feet;

THENCE Southerly, parallel with Sixth Avenue, 114 feet 6 inches to the Northerly side of 24th Street;

THENCE Easterly, along the Northerly side of 24th Street, 50 feet to the point or place of **BEGINNING**.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2023082100854001

Document Date: 12-06-2021

Preparation Date: 08-21-2023

Document Type: DEED

ASSOCIATED TAX FORM ID: 2023082100256

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

Page Count

3

2

FactFocus.com

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.

<input checked="" type="checkbox"/> <i>SAS-AM</i> BUYER SIGNATURE			BUYER			BUYER'S ATTORNEY		
101 WEST 24TH STREET, #9A			DATE:			LAST NAME:		
STREET NUMBER			STREET NAME (AFTER SALE)			AREA ZONE		
NEW YORK			NY			10011		
CITY OR TOWN			STATE			ZIP CODE		
			<input checked="" type="checkbox"/> <i>SAS-AM</i> SELLER SIGNATURE			SELLER		

FactFocus.com

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

State of New York }
County of } SS.:

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

101 WEST 24TH STREET 9A

Street Address Unit/Apt.

MANHATTAN 800 1308 (the "Premises");
Borough New York, 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)

Name of Grantee (Type or Print)

Signature of Grantor

Signature of Grantee

Sworn to before me

this day of 20

Sworn to before me

this day of 20

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.

2023082100256101