



Joanne Rajoppi
Union County Clerk
 Union County, New Jersey
 Recording Data Cover Page
 Pursuant to N.J.S.A. 46:26A-5

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Received and Recorded Deed-001
 Union County, NJ Inst# 317992
 10/10/2019 08:57:38
Joanne Rajoppi
County Clerk
 POTES
 Consider. 200000.00
 RT Fee. 935.00
 Pgs-5



Date of Document 09/25/2019	Type of Document DEED
First Party Name 118 NORTH AVENUE REALTY, LLC	Second Party Name 118 NORTH HOLDINGS LLC
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block 314	Lot 4
Municipality PLAINFIELD	Consideration \$200000.00
Mailing Address of Grantee 470 BROADWAY, #338, BAYONNE, NJ 07002	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book: Instrument No:	Original Page:
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UNION COUNTY, NEW JERSEY RECORDING DATA PAGE
This cover page is for use in Union County, New Jersey only.
 Please do not detach this page from the original document as it
 contains important recording information and is part of the permanent record.
 Forms available at clerk.ucnj.org

Deed

This Deed is made on September 25, 2019
BETWEEN
118 North Avenue Realty, LLC

a corporation of the state of New Jersey
having its principal office at
18 North Avenue
Plainfield, NJ 07060

referred to as the Grantor,
AND
118 North Holdings LLC

whose post office address is
about to be:
118-20 North Avenue
Plainfield, NJ 07060

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

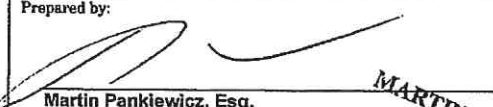
1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$200,000.00 Two Hundred Thousand Dollars and No Cents**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Plainfield
Block No. 314 Lot No. 4 Qualifier No. Account No.
 No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the City of Plainfield County of Union and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)
Being the same premises conveyed to 118 North Avenue Realty, LLC by Deed from Victoria L. Griswold, single, dated February 1, 2019, recorded February 15, 2019 in the Union Clerk/Register's Office in Deed Book 6309, Page 509.

Previously:
Being the same premises conveyed to Victoria L. Griswold by Deed from Michael Jankoski and Richard McNally, dated March 8, 1999, recorded March 11, 1999 in the Union County Clerk/Register's Office in Deed Book 4789, Page 203.

Prepared by:  Martin Pankiewicz, Esq.	(For Recorder's Use Only)
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MARTIN PANKIEWICZ, ESQ.
Attorney at Law
State of New Jersey

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

File No.: **ANG-2939**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Plainfield, in the County of Union, State of New Jersey:

BEGINNING at a point in the southeasterly side of North Avenue, said point being distant 100.10 feet along said side line in a northeasterly direction from its intersection with the northeasterly side line of Park Avenue; thence running

1. Along the aforesaid southeasterly side line of North Avenue, North 57 degrees 43 minutes East for a distance of 19.13 feet to a point and corner in the centerline of a 12" party wall; thence running
2. Along the centerline of said party wall, South 39 degrees 16 minutes East for a distance of 68.01 feet to a point and corner; thence running
3. Along the northwesterly right-of-way line of Conrail (formerly Central Railroad of New Jersey) South 57 degrees 46 minutes West for a distance of 13.14 feet to a point and corner; thence running
4. Along the northeasterly line of property owned now or formerly of Agnes E. Littell, North 44 degrees 12 minutes West for a distance of 68.98 feet to the point and place of BEGINNING.

The above description is in accordance with a survey of Osterkorn Engineering Associates dated October 12, 2018.

FOR INFORMATION PURPOSES ONLY: BEING known as 118-20 North Avenue, Tax Lot 4, Tax Block 314 on the Official Tax Map of City of Plainfield, NJ.

NOTE: Lot and Block shown for informational purposes only.



State of New Jersey

Seller's Residency Certification/Exemption

(Please Print or Type)

SELLER(S) INFORMATION:

Name(s) 118 North Avenue Realty, LLC

Current Street Address 18 North Avenue

City, Town, Post Office Box Plainfield State NJ Zip Code 07060

PROPERTY INFORMATION:

Block(s) 314 Lot(s) 4 Qualifier _____

Street Address 118-20 North Avenue

City, Town, Post Office Box Plainfield State NJ Zip Code 07060

Seller's Percentage of Ownership 100% Total Consideration \$200,000.00

Owner's Share of Consideration \$200,000.00 Closing Date 9.30.19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
- Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER(S) DECLARATION:

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9-25-19

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the Property is:
118-20 North Avenue
Plainfield, NJ 07060

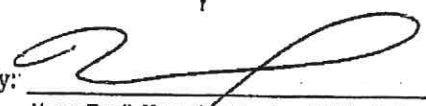
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "Covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:


Martin Pankiewicz, Esq.

MARTIN PANKIEWICZ, ESQ.
Attorney at Law
State of New Jersey

By: 
Henry Tawil, Managing Member-118 North Avenue Realty, LLC

STATE OF NEW JERSEY, COUNTY OF UNION

SS:


I CERTIFY that on 9-25-19

Henry Tawil

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as **Managing Member and Member** of **118 North Avenue Realty, LLC** the entity named in this Deed;
- (c) made this Deed for \$ **200,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
- (d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:
Christopher Vitale, Esq.
Attorney at Law
27 West 8th Street
Bayonne, NJ 07002


Martin Pankiewicz, Esq.
Attorney at Law-State of New Jersey
Print name and title below signature
MARTIN PANKIEWICZ, ESQ.
Attorney at Law
State of New Jersey

END OF DOCUMENT

Angel Title and Abstract Inc	Inst#
	317992
	Paid
Recording Fee	\$83.00
Deed	RT Fee 935.00