

RECORD AND RETURN TO:  
FIDELITY TITLE ABSTRACT CO.  
1415 MARLTON PIKE E STE LL5  
CHERRY HILL NJ 08034-2229

55661

Deed

This Deed is made on January 18, 2007

BETWEEN

A.G.I. EQUITIES, LLC

whose address is 1601 55th Street, Brooklyn, New York, referred to as Grantor,

AND

JOSEPH TANNER

whose post office address is 222-28 Monroe Avenue, Plainfield, New Jersey, referred to as Grantee.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Two Hundred and Twelve Thousand (\$212,000.00) Dollars**

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **City of Plainfield**  
Block No. 126 Lot No. 5

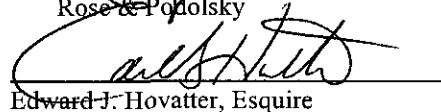
**Property.** The property consists of the land and all the buildings and structures on the land in the **City of Plainfield** County of **Union** and State New Jersey. The legal description is:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREIN**

Under and subject to all liens, easements, encumbrances and restrictions of record.

Being the same land and premises conveyed to A.G. I. Equities, LLC, by a Final Judgment filed in the Superior Court of New Jersey, Chancery Division, Union County under Docket No. F15230-04 on June 12, 2006, and recorded in the Union County Clerk's office in Deed Book 5589 at Page 0504 on June 22, 2006.

Prepared by:  
Sherman Silverstein, Kohl,  
Rose & Podolsky



Edward J. Hovatter, Esquire



Received & Recorded Deed-1  
Union County, NJ Inst# 180301  
1/31/2007 14:25 Pgs-5  
Joanne Rajoppi Consider. 212,000.00  
County Clerk RT Fee 1,028.60  
Operator  
MCDEVITT



DB5631-0783

# *First American Title Insurance Company*

## SCHEDULE C

### LEGAL DESCRIPTION

Commitment No.: 55661

ALL that certain lot, parcel or tract of land, situate and lying in the City of Plainfield, County of Union, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the Southwesterly side of Monroe Avenue distant 200.00 feet Southeasterly along the same from its intersection with the Southeasterly sideline of South Second Street, and from said beginning point running thence;

- (1) South 60 degrees 30 minutes West, a distance of 125.00 feet to a point and rear corner; thence
- (2) South 29 degrees 30 minutes East, a distance of 78.36 feet to another point and rear corner; thence
- (3) North 56 degrees 54 minutes East, a distance of 125.25 feet to a point in said Southwesterly sideline of Monroe Avenue; thence
- (4) North 29 degrees 30 minutes West, along the same, a distance of 70.50 feet to the point or place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 5 in Block 126 on the City of Plainfield Tax Map.


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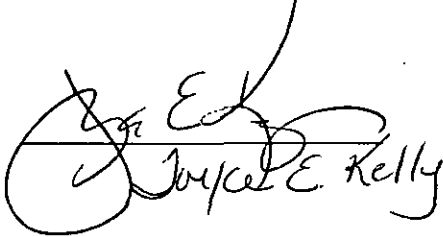
**Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

A.G.I. EQUITIES, LLC

Witnessed or Attested by:

By:  (Seal)  
Abraham Stern, Manager

  
Joyce E. Kelly

STATE OF NEW YORK

COUNTY OF Kings ss:

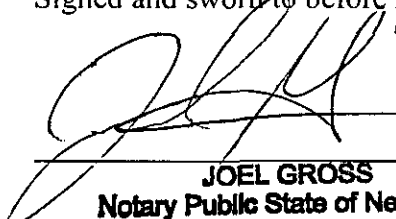
I CERTIFY that on January 18, 2007

**Abraham Stern**

personally came before me and stated under oath to my satisfaction that:

- (a) this person was the maker of the attached deed;
- (b) this deed was signed by Abraham Stern, in his capacity as Manager of A.G.I. Equities, LLC, the entity named in this deed and was fully authorized to and did execute this deed on its behalf;
- (c) this deed was made for \$212,000.00 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) the maker signed this proof under oath to attest to the truth of these facts.

Signed and sworn to before me on January 18, 2007

  
**JOEL GROSS**  
Notary Public State of New York  
No. 01GR6153695  
Qualified in Kings County  
Commission Expires 10/16/2010

State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

A.G.I. EQUITIES, LLC

Current Resident Address:

Street: 1601 55<sup>th</sup> Street

City, Town, Post Office

State

Zip Code

Brooklyn

NY

11204

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier:

126

5

Street Address:

222-28 Monroe Avenue

City, Town, Post Office

State

Zip Code

Plainfield

NJ

07060

Seller's Percentage of Ownership

Consideration:

Closing Date:

100%

\$212,000.00

1/26/07

**SELLER ASSURANCES (Check the Appropriate Box)**

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and 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 my principal residence within the meaning of Section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am 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 individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8.  Transfer 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 interstate laws of this state.

**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 could 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.

1/18/07

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

DB5631-0786

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D E E D	Dated: <u>Jan. 18</u> , 2007
A.G.I. EQUITIES, LLC	
Grantor,	Record and Return to:
TO	FIDELITY TITLE ABSTRACT CO
JOSEPH TANNER	1415 MARLTON PIKE E STE LL5
Grantee,	CHERRY HILL
	Deed
	Inst. # 180301
	NJ 08034-2229 Paid
	Recording Fee 80.00
	RT Fee 1,028.60
	<u>55661</u>

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END OF DOCUMENT

DB5631-0787