

**Sharp
Research
Corporation**

31-10 37th AVENUE
LONG ISLAND CITY, NEW YORK 11101

Phone (718) 786-5566
Fax (718) 786-6911

DATE: OCTOBER 26, 2022
AS OF DATE: OCTOBER 19, 2022
TO: BANK/FIRM/INDIVIDUAL OF YOUR CHOICE
LOAN NO: 4722103XXX
ORDER #: 313005
TITLE #: C2114812

Dear Sir:

In connection with the above order, please be advised that we have caused searches to be run in the appropriate indices, (Queens County, Eastern District Bankruptcy Court and the United States Treasury Department, Office of Foreign Assets Control (OFAC) regarding:

4325 156TH STREET, FLUSHING, NY 11355

BLOCK: 5414 LOT: 22

**MOU FAI LAM
XUE ZHEN WANG
KONG YAU LAM**

1. UCC Searches – **SEE ATTACHED**
2. Federal Tax Lien(s) – **NOTHING FOUND**
3. Parking Violation Judgment(s) – **NOTHING FOUND**
4. Transit Adjudication Search – **NOTHING FOUND**
5. Environmental Control Board Judgment(s) – **NOTHING FOUND**
6. Judgment(s) – **NOTHING FOUND**
7. Bankruptcy Search – **NOTHING FOUND**
8. Mechanic Lien(s) – **NOTHING FOUND**
9. Lis Pendens – **NOTHING FOUND**
10. Building Loan Search – **NOTHING FOUND**
11. Sidewalk Violation(s) – **NOTHING FOUND**
12. Last Owner Search – **SEE ATTACHED**
13. Mortgage Search – **NOTHING FOUND**
14. Tax Maps – **SEE ATTACHED**
15. Tax Search – **SEE ATTACHED**
16. Patriot Act Search – **NOTHING FOUND**

Very truly yours,



Sharp Research Corporation
Enc.

4325 156TH STREET, FLUSHING, NY
BLOCK: 5414 LOT: 22

Last Owner (Deed) - See Attached
Fee Mortgage - Nothing Found
Mechanics Liens - Nothing Found
LIS Pendens - Nothing Found
Building Loan - Nothing Found
Sidewalk Violation - Nothing Found
Tax Map - See Attached
Tax Search - See Attached



NYC Digital Tax Map

Effective Date : 06-02-2016 09:43:42
End Date : Current
Queens Block: 5414

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



DEED SCHEDULE

DEED

RICHARD KIM
149-08 ROOSEVELT AVENUE
FLUSHING, NY 11354

DATED: 7/12/07
RECORDED: 8/3/07
CRFN: 2007000400482

TO

KONG YAU LAM AND
MOU FAI LAM, AS JOINT TENANTS WITH
RIGHTS OF SURVIVORSHIP
107-49 78TH STREET
OZONE PARK, NY 11417

**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.



2007072900026001002EA134

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2007072900026001

Document Date: 07-12-2007

Preparation Date: 07-31-2007

Document Type: DEED

Document Page Count: 3

PRESENTER:

PRIMARY LAND ABSTRACT, LLC
39-06 MAIN STREET, SUITE # 302
FLUSHING, NY 11342
718-886-8989
PLA-07Q615

RETURN TO:

TINA CHAU, ESQ.
88-33 WHITNEY AVENUE
ELMHURST, NY 11373

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	5414	22	Entire Lot	43-25 156TH STREET
Property Type: GARAGE, 1 OR 2 FAMILY ONLY				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

RICHARD KIM
149-08 ROOSEVELT
FLUSHING, NY 11354

GRANTEE/BUYER:

KONG YAU LAM
43-25 156TH STREET
FLUSHING, NY 11355

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 75.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 14,178.75
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00		\$ 3,980.00
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		

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

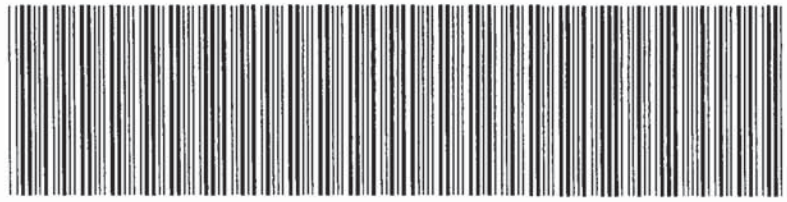


Recorded/Filed 08-03-2007 11:21
City Register File No.(CRFN):
2007000400482

Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007072900026001002CA3B4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5

Document ID: 2007072900026001

Document Date: 07-12-2007

Preparation Date: 07-31-2007

Document Type: DEED

PARTIES

GRANTEE/BUYER:

MOU FAI LAM
43-25 156TH STREET
FLUSHING, NY 11355

THIS INDENTURE, made the 12th day of July, 2007

BETWEEN

Richard Kim, 149-08 Roosevelt Avenue, Flushing, NY 11354

PLA-07Q615

party of the first part, and

Kong Yau Lam and Mou Fai Lam,
107-49 78th Street, Ozone Park, NY 11417

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

RK

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

\$10.00 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Attached Schedule A

Property known as 43-25 156th Street, Flushing, NY 11354; Block 5414, Lot 22.

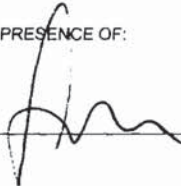
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

IN PRESENCE OF:




Richard Kim

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of ^{Queens} ~~New York~~, NY , ss:

On the 12th day of July, 2007 in the year before me, the undersigned, personally appeared

Richard Kim 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.

Chi Fai Chan

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year before me, the undersigned, a Notary Public in and for said State, personally appeared the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

CHI FAI CHAN
NOTARY PUBLIC, State of New York
No. 01CH6079178
Qualified in Nassau County
Commission Expires Aug. 12, 2010

SEAL


Bargain and Sale Deed with Covenant

Title No. PLA-070615

Richard Kim

TO

Kong Yau Lam + Mei Fui Lam

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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), 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 make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION:

BLOCK: 5414

LOT: 22

COUNTY OR TOWN:

RETURN BY MAIL TO:

Tina Chau, Esq.
88-33 Whitney Avenue
Elmhurst, NY 11373

PRIMARY LAND ABSTRACT, LLC

Schedule A

Title Number: PLA-07Q615

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the former Village of Flushing, County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of 156th Street distant 240 feet southerly from the corner formed by the intersection of the southerly side of 43rd Avenue, and the easterly side of 156th Street;

RUNNING THENCE in an easterly direction and parallel with 43rd Avenue, one hundred (100) feet;

THENCE RUNNING in a southerly direction and parallel with 156th Street, forty (40) feet;

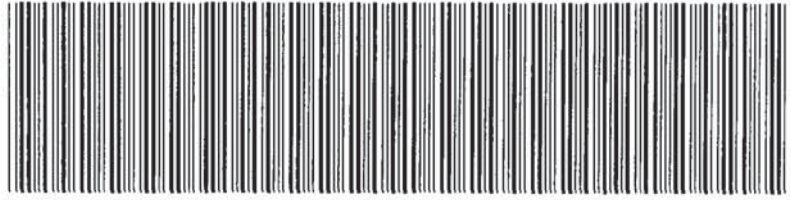
THENCE RUNNING in a westerly direction and parallel with 43rd Avenue, one hundred (100) feet, to the easterly side of 156th Street;

THENCE RUNNING in a northerly direction and along the easterly line of 156th Street, (40) feet to the point or place of BEGINNING.

(Amended on July 10, 2007)

*Being + intended to be the same premises as deed
dated 10-3-05 Recorded 10-14-05 in CRFN # 2005000583359*

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2007072900026001002S6FB5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2007072900026001

Document Date: 07-12-2007

Preparation Date: 07-31-2007

Document Type: DEED

ASSOCIATED TAX FORM ID: 2007073100305

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

Page Count

1

1

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 43-25 156TH STREET QUEENS 11355
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name LAM KONG YAU
LAST NAME / COMPANY FIRST NAME
 LAM MOU FAI
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 1 # of Parcels OR Part of a Parcel

5. Deed Property Size _____ X _____ OR _____ ACRES
FRONT FEET DEPTH

8. Seller Name KIM RICHARD
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

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 4 / 14 / 2007
Month Day Year

11. Date of Sale / Transfer 7 / 12 / 2007
Month Day Year

12. Full Sale Price \$ 99,500.00
(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 1

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 A 2 16. Total Assessed Value (of all parcels in transfer) 20007
STREET NUMBER STREET NAME (AFTER SALE)

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 QUEENS 5414 22

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 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 SIGNATURE _____ DATE _____

STREET NUMBER _____ STREET NAME (AFTER SALE) _____

CITY OR TOWN _____ STATE _____ ZIP CODE _____

BUYER'S ATTORNEY

LAST NAME _____ FIRST NAME _____

718 205-7000
AREA CODE TELEPHONE NUMBER

SELLER

SELLER SIGNATURE _____ DATE _____

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 43-25 156TH STREET QUEENS 11355
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name LAM KONG YAU
LAST NAME / COMPANY FIRST NAME
LAM MOU FAI
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed # of Parcels OR Part of a Parcel

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

5. Deed Property Size X OR ACRES

8. Seller Name KIM RICHARD
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 4 / 14 / 2007
Month Day Year

11. Date of Sale / Transfer 7 / 12 / 2007
Month Day Year

12. Full Sale Price \$ 9,950,000
(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 A 2 16. Total Assessed Value (of all parcels in transfer) 20007

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
QUEENS 5414 22

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 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
Mou Fai Lam 7/12/07
BUYER SIGNATURE DATE
MOU Fai LAM
43-25 156th Street
STREET NUMBER STREET NAME (AFTER SALE)
Flushing NY 11354
CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY
Chau Tina
LAST NAME FIRST NAME
718 205-7000
AREA CODE TELEPHONE NUMBER
 SELLER
Richard Kim 7/12/07
SELLER SIGNATURE DATE

2007071100343201

**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

43-25 156TH STREET

	Street Address		Unit/Apt.
QUEENS	New York,	5414	22
Borough		Block	Lot

(the "Premises");

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).

<p><u>Richard Kim</u> Name of Grantor (Type or Print)</p> <p><u>[Signature]</u> Signature of Grantor</p>	<p><u>Mou Fai LAM</u> Name of Grantee (Type or Print)</p> <p><u>[Signature]</u> Signature of Grantee</p>
--	--

Sworn to before me
this 12 date of July 19 2007

Sworn to before me
this 12 date of July 19 2007

[Signature]
 CHI FAI CHAN
 NOTARY PUBLIC, State of New York
 No. 01CH6079178
 Qualified in Nassau County
 Commission Expires Aug. 12, 2010

[Signature]
 CHI FAI CHAN
 NOTARY PUBLIC, State of New York
 No. 01CH6079178
 Qualified in Nassau County
 Commission Expires Aug. 12, 2010

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.

MDSNY

The unpaid taxes, water rates, assessments and other matters relating to taxes which are liens at the date of this certificate are set forth below.

CODE: SH-734 TITLE: 313005 DATE: 10/25/2022
CNTY: QUEENS COMPANY: SHARP RESEARCH CORP.
SEC: 26 VOL: 4
BLOCK: 5414 LOT: 22

TAX MAP ATTACHED
2022/2023 FINAL

TAX CLASS: 1 RATE: 19.963 ADJ. RATE 20.309
BLDG TRANSITIONAL LAND \$14,319.00
CLASS: B3 TRANSITIONAL TOTAL \$53,147.00
TWO FAMILY EXEMPT TOTAL \$0.00
CONVERTED FROM ONE ACTUAL LAND \$24,960.00
FAMILY ACTUAL TOTAL \$92,640.00
SWIS CODE: 630100 ACTUAL EXEMPT TOTAL \$0.00
EXEMPTIONS: NO EXEMPTIONS
ASSESSED OWNER: KONG YAU LAM
43 -25 156 STREET

Taxes 2022/2023	1ST QTR	Due Date	07/01/2022	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/04/2022	TAX ORG			\$2,652.44	\$0.00
06/04/2022	CHG PAY TRANS TO			\$0.00	\$551.15
06/22/2022	CHG PAY			\$0.00	\$2,101.29
	AMOUNT DUE:			\$0.00	

Taxes 2022/2023	2ND QTR	Due Date	10/01/2022	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/04/2022	TAX ORG			\$2,652.44	\$0.00
06/22/2022	CHG PAY			\$0.00	\$2,652.44
	AMOUNT DUE:			\$0.00	

Taxes 2022/2023	3RD QTR	Due Date	01/01/2023	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/04/2022	TAX ORG			\$2,652.44	\$0.00
06/22/2022	CHG PAY			\$0.00	\$2,652.44
	AMOUNT DUE:			\$0.00	

Taxes 2022/2023	4TH QTR	Due Date	04/01/2023	REAL ESTATE	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/04/2022	TAX ORG			\$2,652.44	\$0.00
06/22/2022	DSC ADJ			\$0.00	\$53.05
06/22/2022	CHG PAY			\$0.00	\$2,599.39
	AMOUNT DUE:			\$0.00	

* ALL PAYMENTS SUBSEQUENT TO 9/23/2022 ARE SUBJECT TO COLLECTION.

**DUE TO NEW YORK STATE SUPREME COURT RULING, ACCESS TO DEP RECORDS IS CURRENTLY UNAVAILABLE TO ALL RESEARCH COMPANIES. THE FOLLOWING INFORMATION HAS BEEN ABSTRACTED FROM AVAILABLE ONLINE RECORDS,

NOTE: SECOND HALF TAXES SUBJECT TO CHANGE DUE TO TAX RATE ADJUSTMENT. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF DATE OF THIS REPORT AND REFLECT ON THE PUBLIC RECORDS. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABUT. RECENT PAYMENTS MAY BE SUBJECT TO COLLECTION. TAX EXEMPTIONS NOTED ABOVE MAYBE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF RECORD OWNER. TAX SEARCH DOES NOT GUARANTEE AGAINST ANY CLAIMS RESULTING FROM LEVIES OF RESTORED TAXES. ACCURATE WATER METER READING REQUIRED FOR THOSE REPORTED AS MINIMUM, ACTUAL, ESTIMATED AND MULTIPLE READINGS TO AVOID ADDITIONAL CHARGES. TAX SEARCH DOES NOT GUARANTEE AGAINST NEW METERS OR UNFIXED FRONTAGE CHARGES NOT ON RECORD IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE RETURNS ARE GUARANTEED TO BLOCK AND LOT.

* PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AT THE CLOSING *

MDSNY

The unpaid taxes, water rates, assessments and other matters relating to taxes which are liens at the date of this certificate are set forth below.

CODE: SH-734 TITLE: 313005 DATE: 10/25/2022
CNTY: QUEENS COMPANY: SHARP RESEARCH CORP.
SEC: 26 VOL: 4
BLOCK: 5414 LOT: 22

FURTHER INFORMATION AND/OR ACCOUNT DETAILS CANNOT BE PROVIDED AT THIS TIME. PLEASE CONTACT DEP AT 718-595-7000 FOR ADDITIONAL INFORMATION.

****MUNICIPAL DATA CAN STILL ASSIST IN SCHEDULING FINAL METER READINGS. PLEASE CONTACT US AT 718-815-0707 OR CONTACT DEP DIRECTLY AT 718-595-7000 ALL READINGS SHOULD BE SCHEDULED 30 DAYS PRIOR TO CLOSING****

PLEASE PRODUCE BILLS/RECEIPTS AT CLOSING***

D.E.P. ACCOUNT #4000638267001

TOTAL DUE ON DEP ACCOUNT \$913.38 OPEN

NOTE: ALL PROPERTIES ARE SUBJECT TO REBILLING BY DEP UNLESS A TITLE READ IS ORDERED THIRTY DAYS PRIOR TO CLOSING.

PAYMENT INFORMATION

MAIL PAYMENT TO:
NYC DEPARTMENT OF FINANCE (DOF)
P.O. BOX 680
NEWARK, NJ 07101-0680
MAKE CHECKS PAYABLE TO: NYC DEPARTMENT OF FINANCE

MAIL PAYMENT TO
NYC WATER BOARD (DEP)
P.O. BOX 11863
NEWARK, NJ 07101-8163
MAKE CHECKS PAYABLE TO: NYC WATER BOARD

NOTE: A SPECIAL METER READING SHOULD BE OBTAINED ON ALL ACCOUNTS TO AVOID ADDITIONAL CHARGES.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.
NOTHING ELSE FOUND 10/25/2022

MUNICIPAL DATA SERVICES SHALL BEAR NO LIABILITY For ERRONEOUS Or INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT Of FINANCE INCLUDING BUT Not LIMITED To ERRORS DUE To LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE And SOFTWARE PROBLEMS Or THE BACKDATING Of ANY INFORMATION.

NOTE: SECOND HALF TAXES SUBJECT TO CHANGE DUE TO TAX RATE ADJUSTMENT. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF DATE OF THIS REPORT AND REFLECT ON THE PUBLIC RECORDS. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABUT. RECENT PAYMENTS MAY BE SUBJECT TO COLLECTION. TAX EXEMPTIONS NOTED ABOVE MAYBE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF RECORD OWNER. TAX SEARCH DOES NOT GUARANTEE AGAINST ANY CLAIMS RESULTING FROM LEVIES OF RESTORED TAXES. ACCURATE WATER METER READING REQUIRED FOR THOSE REPORTED AS MINIMUM, ACTUAL, ESTIMATED AND MULTIPLE READINGS TO AVOID ADDITIONAL CHARGES. TAX SEARCH DOES NOT GUARANTEE AGAINST NEW METERS OR UNFIXED FRONTAGE CHARGES NOT ON RECORD IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE RETURNS ARE GURANTEED TO BLOCK AND LOT.

* PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AT THE CLOSING *



[Property Information](#) [Apply for Exemptions](#) [Get Help](#)

[Property Address Search](#) [BBL Search](#) [REUC Search](#)

- [Property Info](#)
- [Account Balance](#)
- [Account History](#)
- [Payment History](#)
- [Refund History](#)
- [Notices of Property V](#)
- [Property Tax Bills](#)
- [Benefits - Prop. Owne](#)
- [Benefits - Business & Construction](#)
- [Benefits - Gov & Non](#)
- [Market Values & Assessments](#)
- [2022-2023 Final](#)
- [2022-2023 Tentativ](#)
- [2021-2022 Final](#)
- [2021-2022 Tentativ](#)
- [2020-2021 Final](#)
- [2020-2021 Tentativ](#)
- [2019-2020 Final](#)
- [Prior Years](#)

43 -25 156 STREET

Borough: QUEENS
Block: 5414 Lot: 22

[Update Values](#)

1 of 1

- [Actions](#)
- [Printable Summary](#)
- [Printable Version](#)

Notes

This account is paid in full as of October 25, 2022.

- [More Info](#)
- [FAQ](#)

[Printable Version](#)



- Legend**
- Streets
 - Miscellaneous Text
 - 1 Possession Hooks
 - Boundary Lines
 - 1 Lot Face Possession Hooks
 - Regular
 - Underwater
 - Yellow Tax Lot Polygon
 - Yellow Condo Number
 - Blue Tax Block Polygon



MOU FAI LAM

UCC (Queens County) - Nothing Found
Federal Tax Lien (Queens County) - Nothing Found
Parking Violation Search - Nothing Found
Transit Adjudication Search - Nothing Found
Environmental Control Board - Nothing Found
Judgments (Queens County) - Nothing Found
Bankruptcy Search/Eastern District - Nothing Found
Patriot Act Search - Nothing Found

**Sharp
Research
Corporation**

31-10 37th AVENUE, SUITE 203
LONG ISLAND CITY, NEW YORK 11101

Phone (718) 786-5566
Fax (718) 786-6911

PATRIOT ACT SEARCH

A search was made of the Specially Designated Nationals and Blocked Persons list issued by the United States Treasury Department, Office of Foreign Assets Control (OFAC), for the following name. The list was last updated on **OCTOBER 17, 2022**.

MOU FAI LAM: NOTHING FOUND

XUE ZHEN WANG

UCC (Queens County) - See Attached
Federal Tax Lien (Queens County) - Nothing Found
Parking Violation Search - Nothing Found
Transit Adjudication Search - Nothing Found
Environmental Control Board - Nothing Found
Judgments (Queens County) - Nothing Found
Bankruptcy Search/Eastern District - Nothing Found
Patriot Act Search - Nothing Found

**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.



2021111201270001001E1E32

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2021111201270001
Document Type: INITIAL COOP UCC1
Document Page Count: 2

Document Date: 11-12-2021

Preparation Date: 11-12-2021
COOPERATIVE WITH ADDENDUM

PRESENTER:

MAVRIDES MOYAL PACKMAN & SADKIN LLP
1981 MARCUS AVENUE, SUITE E117
NEW HYDE PARK, NY 11042
516-358-7200
UCC@MMPS.COM

RETURN TO:

MAVRIDES MOYAL PACKMAN & SADKIN LLP
1981 MARCUS AVENUE, SUITE E117
NEW HYDE PARK, NY 11042
516-358-7200
UCC@MMPS.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2234	1	Entire Lot	6G 110-15 71 ROAD

Property Type: SINGLE RESIDENTIAL COOP UNIT

CROSS REFERENCE DATA

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

PARTIES

DEBTOR:

XUE WANG
110-15 71 STREET ROAD, 6G
FOREST HILLS, NY 11375

SECURED PARTY:

JPMORGAN CHASE BANK, N.A.
1500 NO. 19TH STREET
MONROE, LA 71201

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:	\$	40.00
Affidavit Fee:	\$	0.00

Filing Fee:

Filing Fee:	\$	0.00
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 11-15-2021 07:26
City Register File No.(CRFN):
2021000449225



Annette McHill

City Register Official Signature

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A NAME & PHONE OF CONTACT AT FILER (optional)
B SEND ACKNOWLEDGEMENT TO: (Name and Address)
Mavrides, Moyal, Packman & Sadkin, LLP 276 Fifth Avenue 404 New York, NY 10001

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – insert only one debtor name (1a or 1b) – do not abbreviate or combine names

1a ORGANIZATION'S NAME					
OR	1b INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
	Wang	Xue			
1c MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
110-15 71 Street Road, 6G		Forest Hills	NY	11375	USA
1d <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	1e TYPE OF ORGANIZATION	1f JURISDICTION OF ORGANIZATION		1g ORGANIZATIONAL ID#: if any
					NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – insert only one debtor name (2a or 2b) – do not abbreviate or combine names

2a ORGANIZATION'S NAME					
OR	2b INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
2c MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
					USA
2d <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	2e TYPE OF ORGANIZATION	2f JURISDICTION OF ORGANIZATION		2g ORGANIZATIONAL ID#: if any
					NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – insert only one secured party name (3a or 3b)

3a ORGANIZATION'S NAME					
JPMorgan Chase Bank, N.A.					
OR	3b INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
3c MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
1500 No. 19th Street		Monroe	LA	71201	USA

4. This FINANCING STATEMENT covers the following collateral:

ALL OF THE DEBTORS RIGHT, TITLE AND INTEREST IN AND TO **315** SHARES OF CAPITAL STOCK OF **FAIRFAX OWNERS CORP.** (THE "SHARES") ALLOCATED TO APARTMENT **6G** (THE "APARTMENT") IN THE BUILDING KNOWN AS **110-15 71st Road, Forest Hills, NY, 11375** AND ALL OF THE DEBTOR(S) RIGHT, TITLE AND INTEREST IN THAT CERTAIN PROPRIETARY LEASE BETWEEN **FAIRFAX OWNERS CORP.** AS LESSOR AND DEBTOR(S), AS LESSEE, (THE "LEASE"), AND ANY SUBSTITUTE, REPLACEMENT AND ADDITIONAL SHARES AND ANY AMENDMENTS TO AND EXTENSIONS OR REPLACEMENTS OF THE LEASE.

5 ALTERNATIVE DESIGNATION [if applicable]: []LESSEE/LESSOR []CONSIGNEE/CONSIGNOR []BAILEE/BAILOR []SELLER/BUYER []AG LIEN []NON-UCC FILING

6. [X] This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS Attach Addendum [if applicable] **7. Check to REQUEST SEARCH REPORT(S) on Debtor(s)** [] All Debtors [] Debtor 1 [] Debtor 2 [ADDITIONAL FEE] [optional]

8. OPTIONAL FILER REFERENCE DATA

148112 : Mortgage Bank: JPMorgan Chase Bank, N.A. NMLS ID 399798 and Loan Originator: Karen S Fried NMLS ID 626859

UCC FINANCING STATEMENT COOPERATIVE ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A NAME & PHONE OF CONTACT AT FILER (optional)
B SEND ACKNOWLEDGEMENT TO: (Name and Address)
Mavrides, Moyal, Packman & Sadkin LLP 276 Fifth Avenue 404 New York, NY 10001

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

19. Complete EITHER 19a or 19b.	19a. This COOPERATIVE ADDENDUM <input checked="" type="checkbox"/> accompanies a FINANCING STATEMENT "SIMULTANEOUS FILING".	19b. File Number assigned to the initial FINANCING STATEMENT:
20. FIRST DEBTOR OF RECORD: (Complete either 20a or 20b, but not both.)		
20a. ORGANIZATION'S NAME:		
OR	20b. INDIVIDUAL'S LAST NAME:	FIRST NAME:
	Wang	Xue
		MIDDLE NAME:
		SUFFIX:
21. FIRST SECURED PARTY OF RECORD: (Complete either 21a or 21b, but not both)		
21a. ORGANIZATION'S NAME:		
JPMorgan Chase Bank, N.A.		
OR	21b. INDIVIDUAL'S LAST NAME:	FIRST NAME:
		MIDDLE NAME:
		SUFFIX:
22. This COOPERATIVE ADDENDUM covers: (Check one.)		
<input checked="" type="checkbox"/> One COOPERATIVE INTEREST <input type="checkbox"/> More than one COOPERATIVE INTEREST		
23. Unit uses: (Check all that apply.)		
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Parking		
<input type="checkbox"/> Storage <input type="checkbox"/> Other (if checked, complete 23a).		
23a. Specify other Unit use(s):		
24. COOPERATIVE UNIT REAL PROPERTY FILING DATA:		
24a. ADDRESS NUMBER and STREET: (One only)		
110-15 71st Road		
24b. COMMUNITY (e.g., City, Town, Village, Borough):		
Forest Hills		
24c. COUNTY:		
Queens		
24d. DISTRICT:		
24e. SECTION:		
24f. BLOCK:		
2234		
24g. LOT:		
1		
24h. UNIT NUMBER(S) or DESIGNATION(S):		
6G		
25. Name of the COOPERATIVE ORGANIZATION:		
FAIRFAX OWNERS CORP.		
IMPORTANT:		
This COOPERATIVE ADDENDUM is for use when the collateral includes a COOPERATIVE INTEREST.		
Only as to collateral which is a COOPERATIVE INTEREST, but not as to other collateral, the initial FINANCING STATEMENT to which this COOPERATIVE ADDENDUM relates shall be effective for 50 years from the date of filing the initial FINANCING STATEMENT.		
26. Complete if applicable. (If checked, complete 26a.)		
<input type="checkbox"/> The purpose of this COOPERATIVE ADDENDUM is to SUBORDINATE this security interest to another security interest in the same COOPERATIVE INTEREST.		
26a. FILE NUMBER of security interest being given consensual priority:		
27. Check if applicable.		
<input type="checkbox"/> This security instrument provides for FUTURE ADVANCES		
28. MISCELLANEOUS:		

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KONG YAU LAM

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