

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



612663882DED0026

Westchester County Recording & Endorsement Page

Submitter Information

Name: Data Trace / AIS - Pick up by Karen Della Scuccia Phone: 516-918-4610
 Address 1: 3000 Marcus Avenue Fax:
 Address 2: Suite 2W-02 Email: recordingservices@nydata.com
 City/State/Zip: Lake Success NY 11042 Reference for Submitter: Concordia 214 Midland Ave

Document Details

Control Number: **612663882** Document Type: **Deed (DED)**
 Package ID: 2021092300389001002 Document Page Count: **4** Total Page Count: **5**

Parties

Additional Parties on Continuation page

1st PARTY 2nd PARTY
 1: CONCORDIA COLLEGE - Other 1: ZEKAJ LAIDON - Individual
 2: 2:

Property

Additional Properties on Continuation page

Street Address: 214 MIDLAND AVENUE Tax Designation: 30-6-25
 City/Town: EASTCHESTER Village: TUCKAHOE

Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
 Page Fee: \$25.00
 Cross-Reference Fee: \$0.00
 Mortgage Affidavit Filing Fee: \$0.00
 RP-5217 Filing Fee: \$125.00
 TP-584 Filing Fee: \$5.00
 RPL 291 Notice Fee: \$10.00
 Total Recording Fees Paid: **\$205.00**

Mortgage Taxes

Document Date:
 Mortgage Amount:
 Basic: \$0.00
 Westchester: \$0.00
 Additional: \$0.00
 MTA: \$0.00
 Special: \$0.00
 Yonkers: \$0.00
 Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$500,000.00
 Transfer Tax: \$2,000.00
 Mansion Tax: \$0.00
 Transfer Tax Number: 4568

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/22/2021 at 09:27 AM
 Control Number: **612663882**
 Witness my hand and official seal

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

The Tiangco Law Firm
 274 White Plains Road, Suite 1

Eastchester, NY 10709
 Attn: Kenneth Tiangco, Esq.

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 28th day of September, 2021,

BETWEEN CONCORDIA COLLEGE, a corporation organized under the Education Law of The State of New York, successor to Concordia Collegiate Institute, 171 White Plains Road, Bronxville, New York 10708,

party of the first part, and

LAIDON ZEKAJ, 29 Highland Avenue, Eastchester, New York 10709,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) 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;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Tuckahoe, Town of Eastchester, County of Westchester, State of New York, being more particularly described in Schedule A attached hereto and made a part hereof.

Being and intended to be the same premises conveyed to the Grantor herein by Deed dated May 29, 1937 and recorded June 29, 1937 in Liber 3601, Page 493 in the Westchester County Clerk's Office, Division of Land Records.;

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.

Section: 30, Block: 6, Lot: 25

BLUE CHIP TITLE AGENCY LLC

Title No.: 21BC-1841-W

SCHEDULE A

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Tuckahoe, Town of Eastchester, County of Westchester and State of New York, bounded and described as follows:

Beginning at a point on the easterly side of Midland Avenue, distant northerly, measured along the easterly side of Midland Avenue, 223.86 feet from the point of intersection of the easterly side of Midland Avenue with the northerly line of lands shown on a certain map entitled "Map of Gramatan Hill-Bronxville-Westchester Co., N.Y.", made by William A. Smith, Civil Engineer, dated June 10, 1921, filed in the Office of the Register of Westchester County, June 15, 1921, as Map Number 2310;

Running thence easterly at right angles with the said easterly side of Midland Avenue and part of the distance through a party wall, 92.50 feet to a corner;

Thence northerly at right angles with said last mentioned course, 31.25 feet to another corner;

Thence westerly at right angles to the last mentioned course 92.50 feet to the easterly side of Midland Avenue;

Thence southerly along said easterly side of Midland Avenue, 31.25 feet to the point or place of BEGINNING.

Handwritten signature

For conveyance only:

Together with all that right, title and interest of the party of the first part, if any, of, in and to the land lying in the street in front and adjoining said premises.

Deed

Title No. 21BC-1841-W

Concordia College
To
Laidon Zekaj

Section 30

Block 6

Lot 25

County or Town Westchester, Eastchester, Village of
Tuckahoe

Street Address 214 Midland Avenue
Tuckahoe, New York 10707

Return By Mail To:

Kenneth T. Tiangeo, Esq.	Laidon Zekaj
The Tiangeo Law Firm	214 Midland Ave.
274 White Plains Road, Suite L	Tuckahoe, NY 10707
Eastchester, New York 10709	

Reserve This Space For Use Of Recording Office