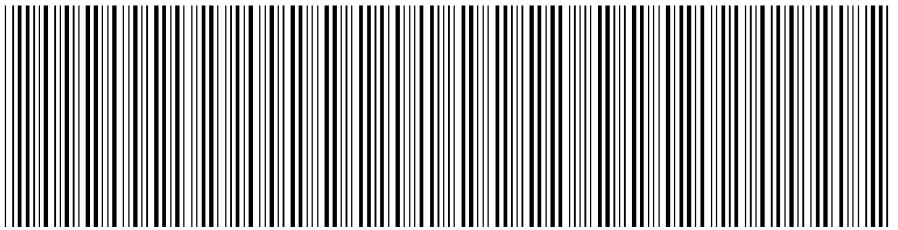


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2020112000560003004EE9A5

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 10**

**Document ID: 2020112000560003**

Document Date: 11-17-2020

Preparation Date: 11-30-2020

Document Type: DEED

Document Page Count: 8

**PRESENTER:**

LIBERTY LAND ABSTRACT, INC  
42-40 BELL BLVD. SUITE 103  
29985  
BAYSIDE, NY 11361  
718-281-0505  
JASON@LLABSTRACT.COM

**RETURN TO:**

TERESA GREENBERG, ESQ.  
THE LAW OFFICE OF YEUNG & WANG PLLC  
1500 BROADWAY, STE 901  
NEW YORK, NY 10036

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1114	1688	Entire Lot 11G	15 WEST 61ST STREET
<b>Property Type: SINGLE RESIDENTIAL CONDO UNIT</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

AVB 1865 DEVELOPER, LLC  
C/O: AVALONBAY COMMUNITIES, INC., 671 NORTH  
GLEBE ROAD, SUITE 800  
ARLINGTON, VA 22203

**GRANTEE/BUYER:**

YIXING MA  
15 WEST 61ST STREET, UNIT 11G  
NEW YORK, NY 10023

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: \$ 77.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 125.00

**NYC Real Property Transfer Tax:**

\$ 22,372.50

**NYS Real Estate Transfer Tax:**

\$6,280.00 + \$15,700.00 = \$ 21,980.00

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

**CITY OF NEW YORK**

Recorded/Filed 12-02-2020 09:07

City Register File No.(CRFN):

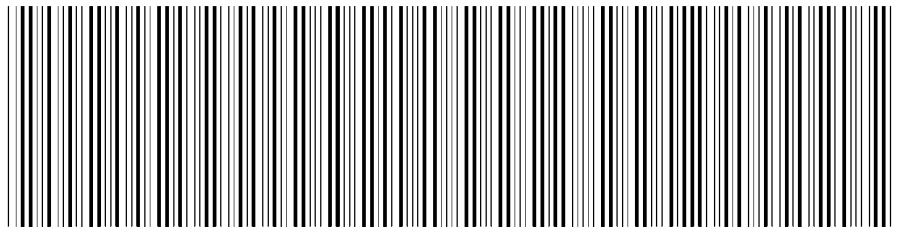
**2020000339749**



*Annette McMill*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2020112000560003004CEB25

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 10**

**Document ID: 2020112000560003**  
Document Type: DEED

Document Date: 11-17-2020

Preparation Date: 11-30-2020

**PARTIES**

**GRANTEE/BUYER:**

FANG CAO  
15 WEST 61ST STREET, UNIT 11G  
NEW YORK, NY 10023

**UNIT DEED**

THIS INDENTURE, made as of the 17 day of November, 2020, between AVB 1865 Developer LLC, a Delaware limited liability company, having an office at c/o AvalonBay Communities, Inc., 4040 Wilson Blvd., Suite 1000, Arlington, VA 22203 (the "Grantor") and **Yixing Ma and Fang Cao, wife and husband** (the "Grantee"), having an address at **c/o Teresa Greenberg, Esq., Law Office of Yeung & Wang PLLC, 1500 Broadway, Suite 901, New York, NY 10036.**

**WITNESSETH:**

That the Grantor, in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

The condominium unit (the "Unit") in the premises known as 15 West 61<sup>st</sup> Street Condominium (the "Condominium") and by the street number 15 West 61<sup>st</sup> Street, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. **11G** in the declaration ("Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), dated October 8, 2019 and recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on January 24, 2020 in City Register File Number 2020000029227, and also designated as Tax Lot(s) **1688** in Block 1114 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of said building, certified by Susan D. Acheson, on January 7, 2020, and filed in the Real Property Assessment Department of the City of New York on January 17, 2020 as Condominium Plan No. 2956 also filed in the City Register's Office on January 24, 2020, as CRFN No. 2020000029228. The premises within which the Unit is (are) located are more particularly described in Schedule A attached hereto and made a part hereof. All capitalized terms herein which are not separately defined herein shall have the meanings given to those terms in the Declaration or in the By-Laws of the Condominium. (Said By-Laws, as the same may be amended from time to time, are hereinafter referred to as the "By-Laws".)

Together with an undivided **0.2459%** percentage interest in the Common Elements (as such term is defined in the Declaration):

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws, all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in (any of) the Unit, as though recited and stipulated at length herein.

Subject also to such other liens, agreements, covenants, easements, restrictions and other matters as pertain to the Unit and/or to the Property as more particularly described in Schedule B attached hereto and made a part hereof.

assigns of the Grantee forever.

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 (as such term is defined in the Declaration) or provided in the Declaration or in the By-Laws, the Unit is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has (have) been encumbered in any way whatever, except as aforesaid.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund 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 same for any other purposes.

The 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 term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

***THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK***

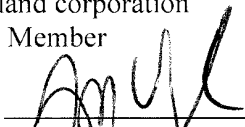
**IN WITNESS WHEREOF**, the Grantor and the Grantee have duly executed this Indenture as of the day and year first above written.

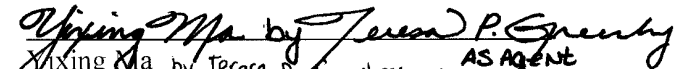
**GRANTOR:**

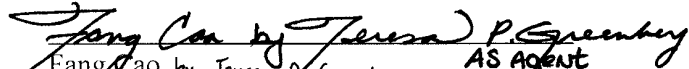
**AVB 1865 DEVELOPER, LLC,**  
a Delaware limited liability company

By: 1865 BROADWAY RETAIL, LLC,  
a Delaware limited liability company,  
its Sole Member

By: AVB Development Transactions, Inc.,  
a Maryland corporation  
its Sole Member

By:   
Name: Jon Vogel  
Title: Senior Vice President

  
Yixing Ma by Teresa P. Greenberg, AS AGENT

  
Fang Cao by Teresa P. Greenberg, AS AGENT

**RECORD AND RETURN TO:**

Teresa Greenberg, Esq.  
Law Office of Yeung & Wang PLLC  
1500 Broadway, Suite 901  
New York, NY 10036

**Power of Attorney recorded  
simultaneously herewith.**

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

On the 25 day in AUGUST the year 2020 before me personally appeared JON VOGLI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Raechel Ritzer  
Notary Public

**RAECHEL HANNA RITZER**  
**Notary Public, State of New York**  
**No. 01R16402131**  
**Qualified in New York County**  
**Commission Expires 12/23/2023**

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

On the 17 day in November the year 2020 before me personally appeared Hixing Ma by Teresa P. Greenberg as agent, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Alexander William Li  
Notary Public

Alexander William Li  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02L16329919  
Qualified in KINGS County  
Commission Expires SEPTEMBER 08, 2023

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

On the 17 day in November the year 2020 before me personally appeared Fang Cao by Teresa P. Greenberg as agent, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Alexander William Li  
Notary Public

Alexander William Li  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02L16329919  
Qualified in KINGS County  
Commission Expires SEPTEMBER 08, 2023

**SCHEDULE A  
LEGAL DESCRIPTION**

The condominium unit (the "Unit") in the premises known as 15 West 61<sup>st</sup> Street Condominium (the "Condominium") and by the street number 15 West 61<sup>st</sup> Street, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit **11G** in the declaration establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), dated October 8, 2019 and recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on January 24, 2020 as CRFN 2020000029227, and also designated as Tax Lot(s) **1688** in Block **1114** of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the floor plans of the building, certified by Susan D. Acheson, Registered Architect, on January 7, 2020 and filed with the Real Property Assessment Department of the City of New York on January 17, 2020 as Condominium Plan 2956, and also filed in the City Register's Office on January 24, 2020, as 2020000029227 (which floor plans, and any amendments thereto, are collectively called the "Floor Plans").

Together with an undivided **0.2459%** interest in the Common Elements (as such terms are defined in the Declaration) of the 15 West 61<sup>st</sup> Street Condominium.

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

BEGINNING at the corner formed by the intersection of the northerly side of West 61<sup>st</sup> Street, and the southwesterly side of Broadway;

RUNNING THENCE westerly, along the northerly line of West 61<sup>st</sup> Street, 256 feet 7 inches;

THENCE northerly, at right angles to the preceding course, 100 feet 5 inches to a point in the center line of block;

THENCE easterly, parallel with the northerly line of West 61<sup>st</sup> Street along the center line of the block 60 feet 0 inches;

THENCE southerly, at right angles to the preceding course, 1 foot 10 inches;

THENCE easterly, parallel with northerly line of West 61<sup>st</sup> Street, 139 feet 3 ¼ inches to a point in the southwesterly line of Broadway;

THENCE southeasterly, along the southwesterly line of Broadway, 114 feet 3/8 of an inch to the pint or place of BEGINNING.

(also known as)

ALL those certain plots, pieces or parcels of land, situate, lying and being in the Borough of Manhattan, City, County, and State of New York, bounded and described as follows:

**PARCEL "A"**

BEGINNING at the corner formed by the intersection or the southwesterly side of Broadway with the northerly side of 61<sup>st</sup> Street;

RUNNING THENCE westerly, along the northerly side 61<sup>st</sup> Street, 196 feet 7 inches;

THENCE northerly, along a line parallel with Columbus Avenue, 98 feet 7 inches;

THENCE easterly on a line parallel with 61<sup>st</sup> Street, 139 feet 3 - ¼ inches to the southwesterly side of Broadway; and

THENCE southerly, along the southwesterly side of Broadway, 114 feet 3/8ths of an inch to the point of place of BEGINNING.

**“PARCEL “B”**

BEGINNING at a point on the northerly side of West 61<sup>st</sup> Street, distant 140 feet easterly from the corner formed by the intersection of the easterly side of Columbus Avenue and the northerly side of West 61<sup>st</sup> Street;

RUNNING THENCE northerly, parallel with Columbus Avenue, 100 feet 5 inches;

THENCE easterly, parallel with the northerly side of West 61<sup>st</sup> Street, 60 feet;

THENCE southerly and again parallel with Columbus Avenue 100 feet 5 inches to the northerly side of West 61<sup>st</sup> Street; and

THENCE westerly, along the northerly side of West 61<sup>st</sup> Street, 60 feet to the point or place or beginning.



**SCHEDULE B**  
**PERMITTED ENCUMBRANCES**

1. Building restrictions and zoning and other regulations, resolutions and ordinances and any amendments thereto now or hereafter adopted.

2. Any state of facts which an accurate survey of the Building and the Unit would show, or such other items as a personal inspection of the Property would show, provided such facts would not make title to the Unit unmarketable, except as otherwise permitted herein.

3. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations, all as set forth in the Declaration, the By-Laws and the Rules and Regulations, the Power of Attorney from the Grantee to the Board and other parties, and the Floor Plans; as all of the same may be amended from time to time.

4. Consents by the Grantor or any former owner of the Land for the erection of any structure or structures on, under or above any street or streets on which the Property may abut.

5. Any easement or right of use in favor of any utility company for construction, use, maintenance or repair of utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles and other equipment and facilities on, under and across the Property.

6. Revocability of licenses for vault space, if any, under the sidewalks and streets.

7. Encroachments of stoops, areas, cellar steps or doors, trim, copings, retaining walls, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings and similar projections, if any, on, over, or under the Property or the streets or sidewalks abutting the Property, and the rights of governmental authorities to require the removal of any such projections and variations between record lines of the Property and retaining walls and the like, if any.

8. Leases and service, maintenance, employment, concessionaire and license agreements, if any, of other Units or portions of the Common Elements.

9. The lien of any unpaid Common Charge, real estate tax, water charge or sewer rent, or vault charge, provided the same are adjusted at the closing of title.

10. The lien of any unpaid assessment payable in installments (other than assessments levied by the Board), except that the Grantor shall pay all such assessments due prior to the Closing Date (with the then current installment to be apportioned as of the Closing Date) and the Grantee shall pay all assessments due from and after the Closing Date.

11. Any declaration or other instrument affecting the Property which the Grantor deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the demolition, construction, alteration, repair or restoration of the Building.

12. Any encumbrance as to which First American Title Insurance Company (or such other New York Board of Title Underwriters member title insurance company which insures the Grantee's title to the Unit) would be willing, in a fee policy issued by it to the Grantee, to insure the Grantee that such encumbrance (1) will not be collected out of the Unit if it is a lien or (2) will not be enforced against the Unit if it is not a lien.

13. Any other encumbrance, covenant, easement, agreement, or restriction against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of a Unit for residential purposes.

14. Any lease covering the Unit made from the Grantor to the Grantee.

15. Any violation against the Property (other than the Unit) which is the obligation of the Condominium Board or another Unit Owner to correct.

16. Terms, covenants, conditions and agreements contained in a lease made by and between AVB Broadway LLC, Lessor, and Target Corporation, Lessee, a memorandum of which dated 10/24/2018 was recorded on 11/02/2018 in (as) CRFN 2020000029227. (term commenced 10/24/2018 and expires 10/24/2033 with option to extend for three terms of five years each).

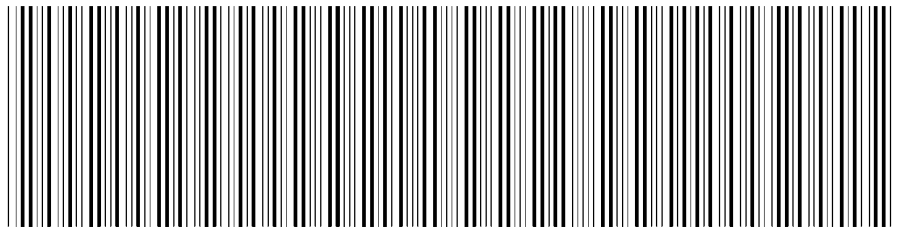
17. Covenants, conditions, easements, leases, agreements of record, if any:

a. ZONING LOT EXHIBIT I recorded under CRFN 2016000280738

b. ZONING LOT EXHIBIT III recorded under CRFN 2016000280739

c. REVOCABLE CONSENT AGREEMENT recorded under CRFN 2019000385978

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2020112000560003004S2724

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2020112000560003**  
Document Type: DEED

Document Date: 11-17-2020

Preparation Date: 11-30-2020

**ASSOCIATED TAX FORM ID:** 2020072100286

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

1  
1

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

State of New York }  
County of New York } 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  
15 WEST 61ST STREET, 11G,  
 Street Address Unit/Apt.  
MANHATTAN New York, 1114 1688 (the "Premises");  
 Borough 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).  
ANB 1865 DEVELOPER, LLC

Jon Vogel  
Name of Grantor (Type or Print)  
 BY: [Signature]  
Signature of Grantor  
 TITLE: Sup

Yixing Ma  
Name of Grantee (Type or Print)  
[Signature]  
Signature of Grantee  
AS Agent

Sworn to before me  
 this 25 day of AUGUST 2020

Sworn to before me  
 this 17 day of November 2020

[Signature]  
**RAECHEL HANNA RITZER**  
 Notary Public, State of New York  
 No. 01RI6402131  
 Qualified in New York County  
 Commission Expires 12/23/2023

[Signature]  
 Alexander William Li  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 02LI6329919  
 Qualified in KINGS County  
 Commission Expires SEPTEMBER 08, 2023

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.**



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.

BUYER			BUYER'S ATTORNEY		
BUYER SIGNATURE <i>Ying Ma by Peter Greeny</i>		DATE Nov. 17, 2020	LAST NAME	FIRST NAME	
15 WEST 61ST STREET UNIT 11G ASAFONT					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
NEW YORK			AVB 1865 developer, SELLER		
CITY OR TOWN	STATE NY	ZIP CODE 10023	SELLER SIGNATURE <i>Jon Vogel</i>	DATE	
			Name: Jon Vogel Title: sup		