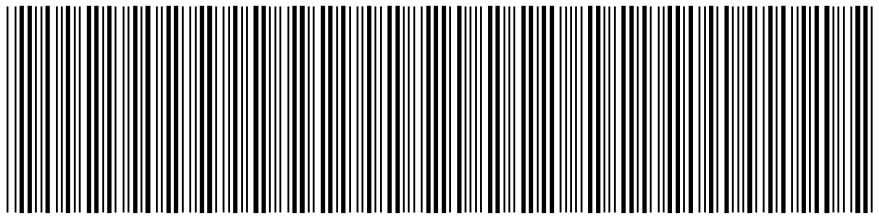


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 7**

**Document ID: 2012110701075003**

Document Date: 11-06-2012

Preparation Date: 11-07-2012

Document Type: DEED

Document Page Count: 5

**PRESENTER:**

LANGDON TITLE AGENCY, LLC - (HOLD FOR MIKE KAPLAN)  
131 W. 33RD STREET, SUITE 801  
TITLE # LTA-2397  
NEW YORK, NY 10001  
212-686-6650

**RETURN TO:**

LANGDON TITLE AGENCY, LLC - (HOLD FOR MIKE KAPLAN)  
131 W. 33RD STREET, SUITE 801  
TITLE # LTA-2397  
NEW YORK, NY 10001  
212-686-6650

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1320	4218	Entire Lot 30G	211 EAST 46TH STREET
<b>Property Type: SINGLE RESIDENTIAL CONDO UNIT</b>				

**CROSS REFERENCE DATA**

**CRFN:** 2008000396142

**PARTIES**

**GRANTOR/SELLER:**

ROY MASHIACH  
C/O JAFFA JAFFE 200 EAST 58TH STREET, #11D  
NEW YORK, NY 10022

x Additional Parties Listed on Continuation Page

**GRANTEE/BUYER:**

KALIN MITREV  
C/O PAVEL KOLAROV 315 EAST 80TH STREET, APT 6H  
NEW YORK, NY 10075

**FEES AND TAXES**

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	125.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	16,949.49
TAXES: County (Basic):		\$ 0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$ 0.00	\$4,758.00 + \$11,894.38 = \$ 16,652.38	
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
<b>TOTAL:</b>	<b>\$ 0.00</b>		
Recording Fee:	\$ 62.00		
Affidavit Fee:	\$ 0.00		

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

Recorded/Filed 11-20-2012 15:33

City Register File No.(CRFN):

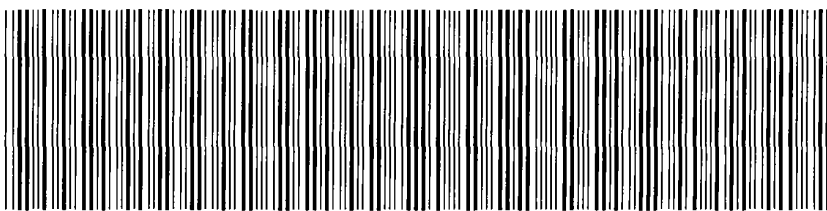
**2012000457003**



*Annette McHill*

*City Register Official Signature*

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2012110701075003001C59A6

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 7

Document ID: 2012110701075003

Document Date: 11-06-2012

Preparation Date: 11-07-2012

Document Type: DEED

**PARTIES**

**GRANTEE/BUYER:**

IRINA BOKOVA

C/O PAVEL KOLAROV 315 EAST 80TH STREET, APT

6H

NEW YORK, NY 10075

**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 6th day of November 2012,

**BETWEEN** Roy Mashiach, c/o Jaffa Jaffe 200 East 58th Street #11D, New York, New York 10022,

party of the first part, and

Kalin Mitrev and Irina Bokova, as Tenants by the Entirety c/o Lefkowitz & Gottfried LLP 150 Broadway Suite Number 1007, New York, New York 10038,

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 County of New York, State of New York described in Schedule A attached heretowith the intended use of the unit as residential,

*Being and intended to be the same premises conveyed to the Grantor by deed made by 211 East 46th Owners LLC, recorded in CAPA 2008000396143*  
**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" whenever the sense of this indenture so requires.

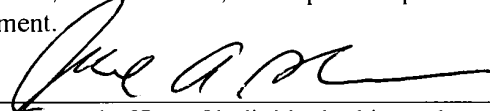
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

*Roy Mashiach G. Jordan Barnes ss as attorney in fact*  
Roy Mashiach, by Jordan Barnes, as attorney in fact by power of attorney recorded in New York County  
on October 7, 2008 in CRFN 2008000396142. dated 9/12/2008 and

**Acknowledgment by a Person Within New York State (RPL § 309-a)**

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

On the 6th day of November in the year 2012, before me, the undersigned, personally appeared Jordan Barnes, as attorney in fact for Roy Mashiach, 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

JOEL A. SLOMON  
Notary Public, State of New York  
No. 02SL5058773  
Qualified in Nassau County  
Commission Expires April 15, 2014

**SEAL**

## Schedule A Description

Title Number LTA-2397

Page 1

The Condominium Unit (the "Unit") known as Unit No. 30G at 211 East 46th Street, New York, New York. 10017 in the Condominium known as L'Ecole and by the street numbers 211 East 46th Street and 212 East 47th Street, New York, New York, in the County of New York and State of New York (hereinafter called the "Premises") and designated and described as such in the Declaration made by the Grantor under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York) dated December 10, 2007, and recorded in the New York County Office of the Register of the City of New York ("City Register") on December 21, 2007, as City Register File No. ("CRFN") 2007000623722, as amended by Amendments in CRFN 2008000417222, CRFN 2010000082067 and CRFN 2012000116402 (hereinafter called the "Declaration"), which Unit is also designated as Tax Lot 4218 in Block 1320 of Section 5 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 (the "Floor Plans") certified by Harry A. Meltzer, Architect, on December 12, 2007, and filed with the Real Property Assessment Department of the City of New York on December 21, 2007 as Condominium Plan No. 1828 and also filed in the New York County Office of the City Register on December 21, 2007 as CRFN 2007000623723.

TOGETHER with an undivided 0.396% Common Interest in the Common Elements (as such term is defined in the Declaration) appurtenant to the Unit:

The Land upon which the Building is situated is described as follows:

BEGINNING at a point in the northerly side of East 46th Street, 115 feet 0 inches eastwardly from the corner formed by the intersection of the northerly side of East 46th Street and the easterly side of Third Avenue:

RUNNING THENCE northwardly along a line parallel with the easterly side of Third Avenue, 100 feet 5 inches to a point in the center line of the block:

THENCE eastwardly along the center line of block, 50 feet 7 inches to a point:

THENCE northeastwardly along a line, 103 feet 8 1/2 inches to a point in the southerly side of East 47th Street said point being 191 feet 6 inches eastwardly from the corner formed by the intersection of the southerly side of East 47th Street and the easterly side of Third Avenue;

THENCE eastwardly along the southerly side of East 47th Street 43 feet 6 inches

Continued On Next Page

## Schedule A Description - continued

Title Number LTA-2397

Page 2

to a point:

THENCE southwardly along a line parallel with the easterly side of Third Avenue, 200 feet 10 inches to a point in the northerly side of East 46th Street:

THENCE westwardly along the northerly side of East 46th Street, 120 feet 0 inches to the point or place of BEGINNING.

***Bargain and Sale Deed with Covenants Against Grantor's Acts***

**Title No.** LTA-2397

Roy Mashiach

**To**

Kalin Mitrev and Irina Bokova

**Block** 1320

**Lot** 4218

**County or Town** New York

**Street Address** 212 East 47th Street

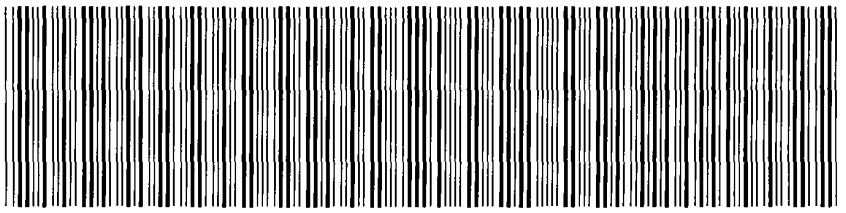
New York, New York 10017

**Return By Mail To:**

Mark I. Lefkowitz, Esq.  
Lefkowitz & Gottfried, LLP  
150 Broadway Suite 10007  
New York, New York 10038

**Reserve This Space For Use Of Recording Office**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2012110701075003**

Document Date: 11-06-2012

Preparation Date: 11-07-2012

Document Type: DEED

**ASSOCIATED TAX FORM ID: 2012102600455**

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

Page Count

3

1



FOR CITY USE ONLY

CITY REGISTER

C1. County Code  C2. Date Deed Recorded  /  /   
 Month Day Year

C3. Book OR C5. CRFN  C4. Page  NOV 14, 2012



REAL PROPERTY TRANSFER REPORT  
 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES  
 RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 211 EAST 46TH STREET 30G MANHATTAN 10017  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: MITREV KALIN  
 LAST NAME / COMPANY FIRST NAME  
 BOKOVA IRINA  
 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  # of Parcels OR  Part of a Parcel

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC

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

6. Ownership Type is Condominium   
 7. New Construction on Vacant Land

8. Seller Name: MASHIACH ROY  
 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: 10 / 18 / 2012  
 Month Day Year

11. Date of Sale / Transfer: 11 / 6 / 2012  
 Month Day Year

12. Full Sale Price \$ 1,189,438  
 ( 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: R 4 16. Total Assessed Value (of all parcels in transfer): 1,067,350

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 MANHATTAN 1320 4218

**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		
KALIN MIROEV BY: <i>[Signature]</i> AGENT		11/6/12	MARK I. LEFKOWICZ,		
BUYER SIGNATURE		DATE	ESQ.	FIRST NAME	
C/O PAVEL KOLAROV 315 EAST 80TH STREET, APT 6H			212	766-5665	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
NEW YORK		NY	10075	<i>[Signature]</i> SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE
			<i>[Signature]</i>		11/6/12

### 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.

#### BUYERS

*IRINA BOIKOVA BY:*  
*[Signature]* AS AGENT 11/6/12  
Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

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#### SELLERS

Seller Signature Date

Seller Signature Date

Seller Signature Date

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Seller Signature Date

**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

211 EAST 46TH STREET, 30G  
Street Address Unit/Apt.  
MANHATTAN New York, 1320 4218 (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).

Roy Madroch  
Name of Grantor (Type or Print)  
Roy Madroch; Jader Bar, a  
Signature of Grantor  
attorney in fact

KALIN MITREV  
Name of Grantee (Type or Print)  
Kalin Mitrev  
Signature of Grantee

Sworn to before me  
this 6th date of November 20 12  
Joel A. SLOMON  
Notary Public, State of New York  
No. 02SL5058773  
Qualified in Nassau County  
Commission Expires April 15, 2014

Sworn to before me  
this 6th date of November 20 12  
Joel A. SLOMON  
Notary Public, State of New York  
No. 02SL5058773  
Qualified in Nassau County  
Commission Expires April 15, 2014

**SEAL**

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.**