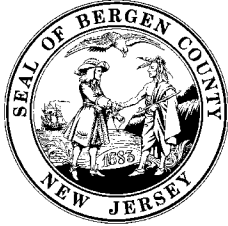


John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergenclerk.org/



INSTRUMENT # 17-050135

V 02655 0665

RECORDED DATE: 06/30/2017 02:23:23 PM

Document Type: Deed > 1,000,000

Transaction #: 7524265

Document Page Count: 6

Operator Id: CLERK

RETURN TO:

NOVINS YORK & JACOBUS PA
DAVID M YORK ESQUIRE
202 MAIN STREET
TOMS RIVER NJ 08753

SUBMITTED BY:

PRIMARY NAME

ETAN MIRWIS

SECONDARY NAME

YESHIVA UNIVERSITY

ADDITIONAL PRIMARY NAMES

VALERIE MIRWIS

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES:

DOCUMENT DATE: 06/21/2017

MUNICIPALITY: TEANECK

CONSIDERATION AMT: \$1,800,000.00

LOT: 14

BLOCK: 1708

GRANTEE ADDRESS: 667 GRENVILLE AVENUE
TEANECK NJ 07666

FEES / TAXES:

Recording Fee: Deed > 1,000,000	\$40.00
Additional Pages Fee	\$50.00
Basic Fee - County	\$1,800.00
Basic Fee - State	\$4,500.00
N.J.A.H.T.F Fee	\$2,475.00
P.H.P.F Fee	\$900.00
E.A.A. Fee	\$3,740.00
General Purpose Fee	\$5,840.00
1% Grantee Fee	\$18,000.00
Homeless Trust Fund - Bergen County	\$3.00

Total: \$37,348.00

INSTRUMENT #: 17-050135

Recorded Date: 06/30/2017 02:23:23 PM

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.



John S. Hogan
Bergen County Clerk

Recording Fees: \$93.00

Realty Transfer Tax Fees: \$19,255.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 7


PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

201
6-9-17
M
CM
3/2

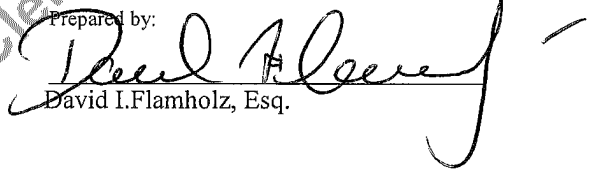
Bergen County Recording Data Page Honorable John S. Hogan Bergen County Clerk		Official Use Only - Barcode  17-050135 Deed > 1,000,000 V Bk: 02655 Pg: 0665-0671 Rec. Fee \$93.00 John S. Hogan, Bergen County Clerk Recorded 06/30/2017 02:23:23 PM	
Official Use Only - Realty Transfer Fee		Consideration : \$1,800,000.00 Realty Transfer Fee : \$19,255.00 State Portion : \$14,080.00 County Portion : \$2,700.00 Municipality Portion : \$2,475.00 1% Grantee Fee : \$18,000.00	
Date of Document: 06/21/2017		Type of Document: DEED	
First Party Name: Etan Mirwis and Valerie Mirwis, husband and wife		Second Party Name: Yeshiva University	
Additional Parties:			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 1708	Lot: 14
Municipality: Teaneck Township	
Consideration: \$1,800,000	
Mailing Address of Grantee: 667 Grenville Avenue, Teaneck, NJ 07666	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

BERGEN COUNTY RECORDING DATA PAGE
 Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by:


David I. Flamholz, Esq.

DEED

This Deed is made on June 21, 2017

BETWEEN

Etan Mirwis and Valerie Mirwis, husband and wife,

whose post office address is 667 Grenville Avenue, Teaneck, New Jersey 07666

referred to as the **Grantor**

AND

Yeshiva University

whose post office address is about to be 667 Grenville Avenue, Teaneck, New Jersey 07666

referred to as the **Grantee.**

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

Transfer and Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$1,800,000.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) **Township of Teaneck**
Block No. 1708, Lot No. 14 Qual:

No property tax identification number is available on the date of this deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the **Township of Teaneck, County of Bergen, and State of New Jersey.**

Please see attached Legal Description annexed hereto and made a part hereof.

OLD REPUBLIC NATIONAL INSURANCE COMPANY
File No. SNJOR-0094B/17
TITLE INSURANCE COMMITMENT
SCHEDULE A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Teaneck, County of Bergen, State of New Jersey

Being known and designated as Lots 89, 90, and 91 in Block 116C, as shown on a certain map entitled "Amendment No.1 to Map of Roosevelt Manor, Teaneck, NJ" filed in the Bergen County Clerk's Office on April 22, 1929 as Map No. 2521.

BEGINNING at a point in the northerly line of Grenville Avenue, where the same is intersected by the division line between Lots 83 and 89 in Block 116C, as shown on the aforementioned Map No. 2521, which point is distant 100.00 feet easterly from the corner formed by the intersection of the northerly line of Grenville Avenue with the easterly line of Milford Terrace, formerly known as Hillside Terrace, if both were produced to a point, and from thence running;

1. North 26 degrees 22 minutes 00 seconds East, and along the division line of Lots 83, 84,85, and 86 and Lot 89, 98.00 feet to a point; thence
2. South 57 degrees 40 minutes 00 seconds East, and along the division line of Lots 87 and 89, 25.00 feet to a point; thence
3. North 26 degrees 22 minutes 00 seconds East, and along the division line of Lots 87 and 90, 25.20 feet to a point; thence
4. South 57 degrees 40 minutes 00 seconds East, and along the division line of Lots 90 and 91, and Lots 98 and 99, 49.43 feet to a point; thence
5. South 26 degrees 20 minutes 20 seconds West, and along the easterly line of Lot 91, 123.21 feet to a point in the northerly line of Grenville Avenue; thence
6. North 57 degrees 40 minutes 00 seconds West, and along the northerly line of Grenville Avenue, 74.53 feet to the point and place of BEGINNING.

For Information Only: Being Lot 14, Block 1708 on the Tax Map of the Township of Teaneck, County of Bergen.

SIGNATURE TITLE AGENCY AND LAND SERVICES, LLC
71 GRAND AVENUE, ENGLEWOOD, NJ 07631
Telephone: (201)408-5900 Fax: (201)408-5902 Cell (201)577-4997



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Etan Mirwis and Valerie Mirwis

Current Street Address
 1270/1280 Fayette Street

City, Town, Post Office Box	State	Zip Code
Teaneck	NJ	07666

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
1708	14	

Street Address
 667 Grenville Avenue

City, Town, Post Office Box	State	Zip Code
Teaneck	NJ	07666

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$1,800,000.00	\$1,800,000.00	6/22/2017

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is 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 an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred 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 intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 may 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. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

6/21/17
 Date

6/21/17
 Date

[Signature]
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

[Signature]
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY BERGEN

}SS. County Municipal Code 0260

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>1,800,000.00</u>
RTF paid by buyer	\$ <u>18,000.00</u>
Date	<u>6-30-17</u> By <u>MS</u>

MUNICIPALITY OF PROPERTY LOCATION TEANECK TOWNSHIP

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 1 8 9
Last three digits in grantee's Social Security Number

Deponent, ANDREW LAUER, being duly sworn according to law upon his/her oath,

(Name)
deposes and says that he/she is the Corporate Officer in a deed dated June 22, 2017 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 1708 Lot number 14 located at

667 Grenville Avenue, Teaneck, New Jersey 07666 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1,800,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class <u>2</u>	\$ <u>1346900</u>	+ .9160	% = \$ <u>1,470,414.85</u>
Property Class _____	\$ _____	+ _____	% = \$ _____
Property Class _____	\$ _____	+ _____	% = \$ _____
Property Class _____	\$ _____	+ _____	% = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 22nd day of June, 2017.

David M. York
Attorney at Law
State of New Jersey

[Signature]
Signature of Deponent

500 West 186th St., New York, NY 10033
Deponent Address

Yeshiva University
Grantee Name

500 West 186th St., New York, NY 10033
Grantee Address at Time of Sale

David M. York, Esq., Novins, York & Jacobus
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit www.state.nj.us/treasury/taxation/lpt/localtax.shtml.

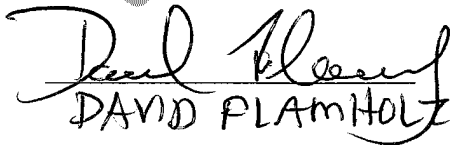
The property address is: 667 Grenville Avenue, Teaneck, New Jersey 07666

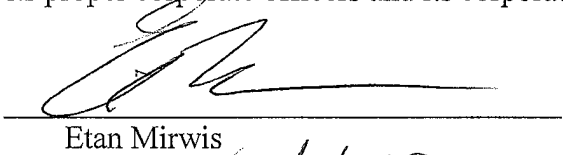
Being the same land and premises conveyed to: Etan Mirwis and Valerie Mirwis, husband and wife, by Deed from Rena Soclof and Douglas Soclof, husband and wife, dated February 25, 2013 and recorded in the Bergen County Clerk's Office on March 11, 2013 in Book V1310, Page 599.

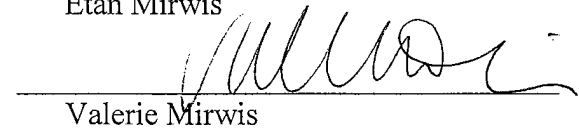
Promises By Grantor. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

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

Witnessed or Attested by:


DAVID FLAMHOLTZ


Etan Mirwis

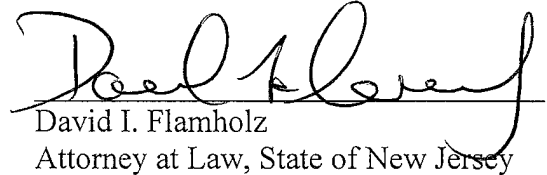

Valerie Mirwis

STATE OF NEW JERSEY

COUNTY OF BERGEN SS:

I CERTIFY that on June 21, 2017 Etan Mirwis and Valerie Mirwis, his wife personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed the attached Deed;
- (b) signed sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1,800,000.00 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)


David I. Flamholz
Attorney at Law, State of New Jersey

DEED	Dated June , 2017
Etan Mirwis and Valerie Mirwis <i>Grantor,</i>	<i>Record and return to:</i> David M. York, Esq. Novins, York & Jacobus NOVINS, YORK & JACOBUS P.A. 202 MAIN STREET TOMS RIVER, NJ 08753
TO Yeshiva University <i>Grantee</i>	