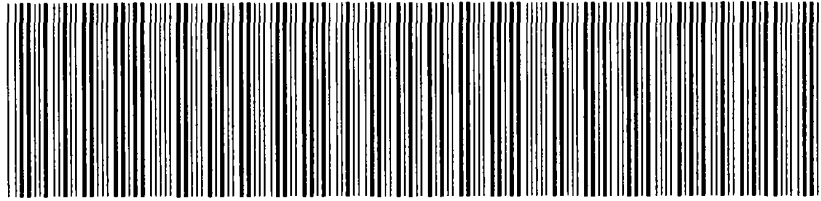


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2003040701744003001E4246

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2003040701744003

Document Date: 03-20-2003

Preparation Date: 04-07-2003

Document Type: DEED, 1-2 FAMILY

Document Page Count: 4

PRESENTER:

BRIDGE SERVICE CORP.
277 BROADWAY
SUITE 510
NEW YORK, NY 10007
212-267-8600
angelaf@bridgeservice.com

RETURN TO:

MARTIN BOCKSTEIN, ESQ.
YESHIVA UNIVERSITY OFFICE OF GENERAL
COUNSEL
55 FIFTH AVENUE
NEW YORK, NY 10003-4391

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	5949	237	Entire Lot	5543 ARLINGTON AVENUE
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

Document ID: 2003040701744001

Additional Cross References on Continuation Page

PARTIES

GRANTOR/SELLER:

MICHAEL OFFEN
5543 ARLINGTON AVENUE
BRONX, NY 10471

GRANTEE/BUYER:

YESHIVA UNIVERSITY
500 WEST 185TH STREET
NEW YORK, NY 10033

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage		Recording Fee: \$		57.00
Mortgage Amount:	\$	0.00	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax Filing Fee:	
Exemption:			\$	25.00
TAXES:		NYS Real Estate Transfer Tax:		
County (Basic):	\$	0.00	\$11,200.00 + \$28,000.00 = \$ 39,200.00	
City (Additional):	\$	0.00		
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
TOTAL:	\$	0.00		

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

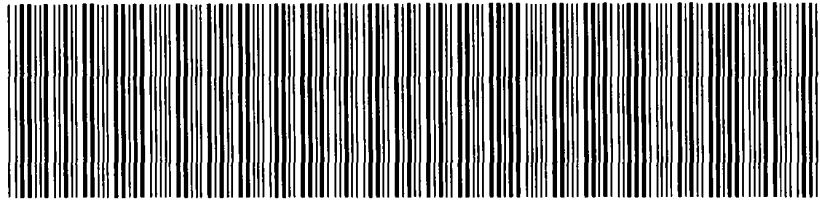
Recorded/Filed 04-14-2003 12:48
City Register File No.(CFN):
2003000089166



John J. Lawrence
City Register Official Signature

NYC HPD Affidavit in Lieu of Registration Statement

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2003040701744003001C40C6

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 6

Document ID: 2003040701744003

Document Date: 03-20-2003

Preparation Date: 04-07-2003

Document Type: DEED, 1-2 FAMILY

CROSS REFERENCE DATA

Document ID: 2003040701744002

PARTIES

GRANTOR/SELLER:

NANCY OFFEN
5543 ARLINGTON AVENUE
BRONX, NY 10471

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 20th day of March, ~~sixteen hundred and~~ Two Thousand Three
BETWEEN MICHAEL OFFEN and NANCY OFFEN
5543 Arlington Avenue, Riverdale, New York 10471

party of the first part, and

YESHIVA UNIVERSITY
500 West 185th Street, New York, New York 10033

party of the second part,

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

See schedule "A" attached hereto

Premises known as 5543 Arlington Avenue
Riverdale New York
Bronx County
Block 5949
Lot 237

Being the same premises conveyed to the grantors hereunder
by deed dated January 18, 2001 recorded February 2, 2001
in Reel 1834 page 2352

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.

IN PRESENCE OF:

Michael Offen by Jeffrey Taub Attorney in fact
MICHAEL OFFEN by Jeffrey Taub Attorney in fact
Nancy Offen by Jeffrey Taub Attorney in fact
NANCY OFFEN by Jeffrey Taub Attorney in fact
*both to be recorded simultaneously herewith

STATE OF NEW YORK, COUNTY OF §§.1
On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF §§.1
On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No. ;

that he is the
of ,
the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF §§.1
On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF §§.1
On the day of 19 , before me
personally came
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 resides at No. ;

that he knows
to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

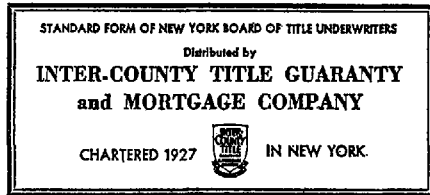
With Covenant Against Grantor's Acts

Title No. TRA 2003-0047B

MICHAEL OFFEN and NANCY OFFEN

TO

YESHIVA UNIVERSITY



SECTION

BLOCK 5949

LOT 237

COUNTY OR TOWN Bronx County

5543 Burlington Avenue
Bronx, N.Y.

Recorded At Request of

INTER-COUNTY Title Guaranty and Mortgage Company

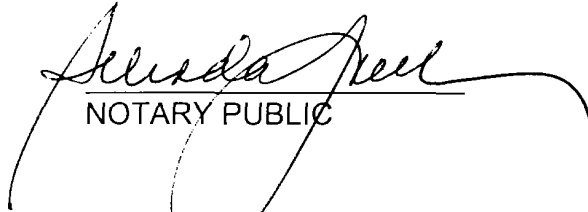
RETURN BY MAIL TO

Yeshiva University
Office of General Counsel
Martin Bockstein, Esq.
55 Fifth Avenue
New York, New York 10003-4391
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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

On the 20th day of March in the year 2003, before me, the undersigned, personally appeared Jeffrey D. Taub, 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, 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.


NOTARY PUBLIC

BELINDA GREENBAUM
Notary Public, State of New York
No. 01GR4780676
Qualified in Richmond County
Commission Expires July 31, 2005

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at the southwesterly corner of West 256th Street and Arlington Avenue, as the same are laid down on Sec. 26 on the "Final Maps" of the City of New York;

RUNNING THENCE southerly on a curve to the right having a radius of 1000.00 feet along the westerly side of Arlington Avenue as shown on said Final Maps, an arc distance of 97.91 feet to a point of tangency;

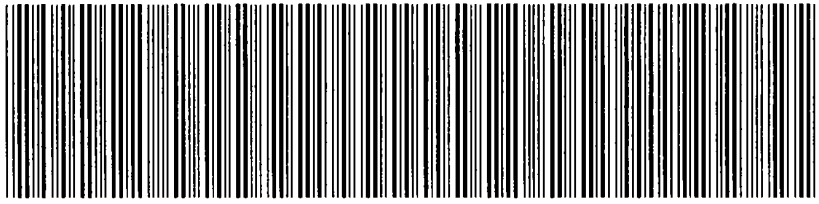
THENCE South 14 degrees 21 minutes 00 seconds East along the said side of Arlington Avenue, 103.38 feet to a point;

THENCE South 70 degrees 41 minutes 20 seconds West, 145.99 feet to a point;

THENCE North 15 degrees 48 minutes 50 seconds West, 204.11 feet to the southerly side of West 256th Street;

THENCE along the southerly side of West 256th Street North 71 degrees 50 minutes 00 seconds East, 146.19 feet to the point or place of **BEGINNING**.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2003040701744003001S8CC7

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2003040701744003

Document Date: 03-20-2003

Preparation Date: 04-07-2003

Document Type: DEED, 1-2 FAMILY

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 5543 Arlington Avenue Bronx 10471
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name YESHIVA UNIVERSITY
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address SPOLANSKY HARVEY
LAST NAME / COMPANY FIRST NAME
500 W. 185th Street YESHIVA UNIVERSITY New York N.Y. 10039
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

5. Deed Property Size X OR ACRES

8. Seller Name OFFEN, MICHAEL OFFEN, NANCY
LAST NAME / COMPANY FIRST NAME

- 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

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 2 / 28 / 03
Month Day Year

11. Date of Sale / Transfer 3 / 20 / 03
Month Day Year

12. Full Sale Price 2,800,000.00
(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 - 0 -

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-3 16. Total Assessed Value (of all parcels in transfer) 95,236

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
Bl 5949 Lot 237

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
[Signature] 3/20/03
BUYER SIGNATURE DATE
500 W. 185th Street
STREET NUMBER STREET NAME (AFTER SALE)
New York NY 10033
CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY
BOCKSTEIN MARTIN
LAST NAME FIRST NAME
(212) 790-0280
AREA CODE TELEPHONE NUMBER
[Signature] 3/20/03
SELLER SIGNATURE DATE
MICHAEL OFFEN

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

State of New York)
) SS.:
County of New York

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

5543 Arlington Avenue, Bronx, New York

Street Address Unit/Apt.
New York, 5949 237 (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).

MICHAEL OFFEN

YESHIVA UNIVERSITY

Name of Grantor (Type or Print)
*Michael Offen by
Sheldon Socol, attorney in fact*
Signature of Grantor

Name of Grantee (Type or Print)
Sheldon Socol VP Business Affairs
Signature of Grantee

Sworn to before me
this 20th date of March, 2003 19

Belinda Greenbaum
BELINDA GREENBAUM
Notary Public, State of New York
No. 01GR4780676
Qualified in Richmond County
Commission Expires July 31, 2005

Sworn to before me
this 20th date of March, 2003 15

Belinda Greenbaum
BELINDA GREENBAUM
Notary Public, State of New York
No. 01GR4780676
Qualified in Richmond County
Commission Expires July 31, 2005

These statements are made with the knowledge that a willfully false representation is 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.