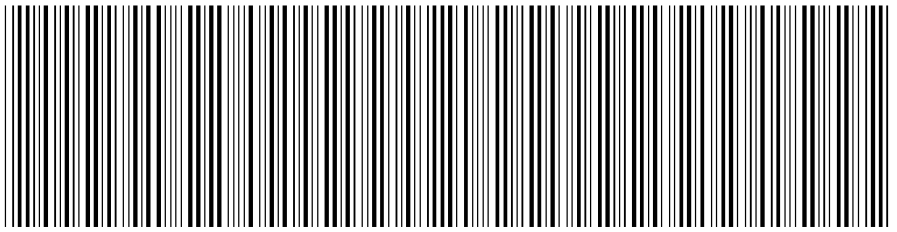


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2016032201175001001EC900

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2016032201175001**

Document Date: 03-04-2016

Preparation Date: 03-22-2016

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

KENSINGTON VANGUARD NATIONAL LAND  
39 WEST 37TH STREET, SEVENTH FLOOR  
HOLD FOR PICKUP / SEARCH NY TITLE NO. 657009  
NEW YORK, NY 10018  
212-532-8686  
mhunker@KVNATIONAL.COM

**RETURN TO:**

PAUL & KATHLEEN MANAFORT  
10 ST. JAMES DRIVE  
PALM BEACH GARDEN, FL 33418

Borough	Block	Lot	Unit	Address
MANHATTAN	209	1104	Entire Lot 29-4	27 HOWARD STREET
<b>Property Type:</b> SINGLE RESIDENTIAL CONDO UNIT				

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

MC SOHO HOLDINGS, LLC  
C/O BRUCE BALDINGER, 365 SOUTH STREET  
MORRISTOWN, NJ 07960

**GRANTEE/BUYER:**

PAUL MANAFORT  
10 ST. JAMES DRIVE  
PALM BEACH GARDENS, FL 33418

☒ 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: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

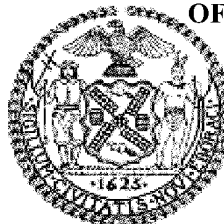
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 04-19-2016 14:55

City Register File No.(CRFN):

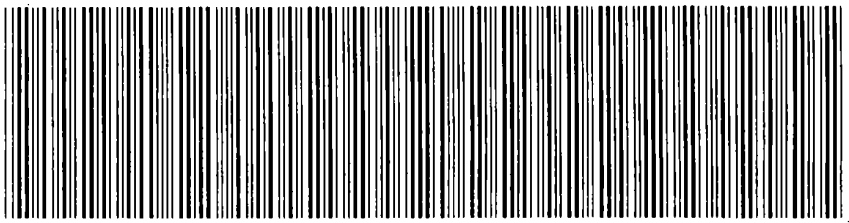
**2016000136303**



*Annette McMill*

**City Register Official Signature**

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



**2016032201175001001CCB80**

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

**PAGE 2 OF 6**

**Document ID: 2016032201175001**

**Document Date: 03-04-2016**

**Preparation Date: 03-22-2016**

**Document Type: DEED**

**PARTIES**

**GRANTEE/BUYER:**

**KATHLEEN MANAFORT  
10 ST. JAMES DRIVE  
PALM BEACH GARDENS, FL 33418**

657009

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

THIS INDENTURE, made the 4 day of MARCH in the year 2016.

**BETWEEN**

**MC Soho Holdings, LLC**, at c/o Bruce Baldinger 365 South Street, Morristown, NJ 07960, party of the first part,  
and

**Paul Manafort and Kathleen Manafort**, residing at 10 St. James Drive, Palm Beach Gardens, FL 33418, 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 at

See attached **schedule A** description.

Block: 209, Lot: 1104

Said premises also known as 29 Howard Street, Unit 4 (AKA 4D & AKA 29-4), New York, NY.

**BEING** and intended to be the premises conveyed herein by a deed dated February 14, 2012 and recorded March 12,  
2012 as CRFN 2012000098146 in the Office of the New York City Register.

B:209  
L:1104

**TOGETHER** with all right, title and interest, if any, of the party of the first part of, 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 con-  
sideration 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.

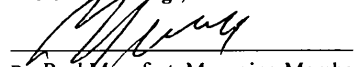
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

  
Witness  
VINCENT DEL CHICCO


**MC Soho Holdings, LLC**

  
By: Paul Manafort, Managing Member

FLORIDA  
STATE OF ~~NEW YORK~~, COUNTY OF **PALM BEACH**

On the 4 day of MARCH in the year 2016, before me, the undersigned, personally appeared  
**PAUL MANAFORT**

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(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

  
Notary **VINCENT DELCHICCO**  
Notary Public State of Florida  
Comm Exp 8-27-17  
Comm # FF 048716

SEAL

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared \_\_\_\_\_,

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/she/they reside(s) in \_\_\_\_\_

(if the place of residence is in a city, include the street and street number if any,  
thereof); that he/she/they know(s) \_\_\_\_\_

to be the individual described in and who executed the foregoing  
instrument; that said subscribing witness was present and saw  
said \_\_\_\_\_

execute the same; and that said witness at the same time  
subscribed his/her/their name(s) as a witness thereto

[add the following if the acknowledgment is taken outside NY State]  
and that said subscribing witness made such appearance before  
the undersigned in the \_\_\_\_\_ (insert the city or other political subdivision  
and the State or country or other place the proof was taken).

## Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

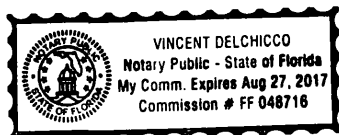
TITLE NO 657009(S-NY-RR-ASH)A

MC Soho Holdings, LLC

TO

Paul Manafort and Kathleen Manafort

Distributed By  
**Stewart Title Insurance Company**



STATE OF NEW YORK, COUNTY OF \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2016, before me, the undersigned, personally appeared \_\_\_\_\_

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(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me personally came \_\_\_\_\_

to me known, who, being by me duly sworn, did depose and say  
that he resides at \_\_\_\_\_  
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 corporation,  
and that he signed his name thereto by like order.

Block: 209

Lot: 1104

County of New York

Recorded at Request of

RETURN BY MAIL TO:

Paul and Kathleen Manafort  
10 St. James Drive  
Palm Beach Gardens, FL 33418

SEAL

Stewart Title Insurance Company

Title Number: 657009(S-NY-RR-ASH)

**SCHEDULE A  
DESCRIPTION**

The land referred to in this Certificate of Title is described as follows:

The Condominium Unit (hereinafter referred to as the "Unit") in the building (hereinafter referred to as the "Building") known as The 29 Howard Street Condominium and by the street number 29 Howard Street, Borough of Manhattan, County of New York and City and State of New York, said Unit being designated and described as Unit No. 4 in a certain declaration dated December 16, 2002, made by the Sponsor pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act") establishing a plan for condominium ownership of the building and land (hereinafter referred to as the "Land") upon which the Building is situate (which Land is more particularly described below and by this reference made a part hereof), which declaration was recorded in the New York County Office of the Register of The City of New York on January 22, 2003 as CRFN 2003000003859 as amended by the Amendment to the Declaration dated April 22, 2003 and recorded June 4, 2003 as CRFN 2003000154620, (which declaration and amendments thereto are hereinafter collectively referred to as the "Declaration"). This Unit is also designated as Tax Lot 1104 in Block 209 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 filed with said Assessment Department as Condominium Plan No. 1283 and also filed in the City Register's Office on January 22, 2003 as CRFN 2003000003860.

TOGETHER with an undivided 14.3688% interest in the Common Elements (as such term is defined in the Declaration).

The Land on which the Building containing said Unit is more particularly bounded and described as follows:

Parcel 1: Lot 10

Parcel A:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of New York, City and State of New York, distinguished on the Map of Bayards's East Farm by Lot No. 663 and known as 29 Howard Street, said lot being bounded and contained as follows:

Northerly in front by Howard Street, 25 feet;

Easterly by Lot No. 664 on said Map, 100 feet;

Westerly by Lot No. 662 on said map, and being 25 feet in width in the rear thereof and also certain strip of land;

ALSO

Parcel B:

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

BEGINNING at a point on the southerly side of Howard Street, at the center of a party wall standing upon Lots 29 and 31 Howard Street;

RUNNING THENCE southerly along the center line of said wall and the prolongation of said line to the rear of  
Certificate of Title (657009(S-NY-RR-ASH).pdf/657009(S-NY-RR-ASH)/9)

**SCHEDULE A  
DESCRIPTION  
(Continued)**

Title Number: 657009(S-NY-RR-ASH)

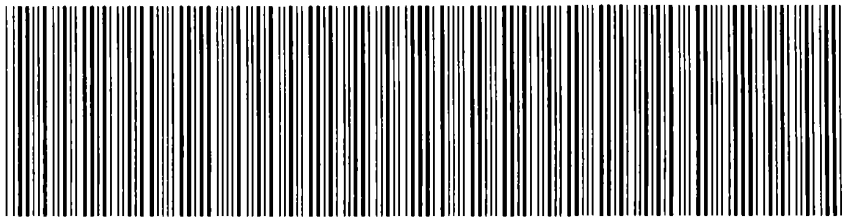
said Lot 31 Howard Street;

THENCE easterly along the rear line of said Lot 31, 8 inches to the westerly line of said Lot 29, Howard Street;

THENCE northerly along said westerly line of said Lot 29 and the easterly side of said wall to the northerly lien of said Lot 29;

THENCE westerly along the northerly line of said Lot 31, 8 inches to the BEGINNING.

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



**2016032201175001001S0781**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2016032201175001**

**Document Date: 03-04-2016**

**Preparation Date: 03-22-2016**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2016022400349**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

4

SMOKE DETECTOR AFFIDAVIT

2

C1. County Code  C2. Date Deed Recorded  /  /   
Month Day Year  
C3. Book   
OR   
C4. Page   
C5. CRFN



**RP - 5217NYC**

1. Property Location	27	HOWARD STREET 29-4	MANHATTAN	10013
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	MANAFORT	PAUL
	LAST NAME / COMPANY	FIRST NAME
	MANAFORT	KATHLEEN
	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 1 # of Parcels OR ☐ Part of a Parcel

**4B. Agricultural District Notice - N/A for NYC**

5. Deed  
Property  
Size

FRONT FEET X DEPTH OR ACRES


## 7. New Construction on Vacant Land

8. Seller Name	MC SOHO HOLDINGS, LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

A	<input checked="" type="checkbox"/>	One Family Residential	C	<input type="checkbox"/>	Residential Vacant Land	E	<input type="checkbox"/>	Commercial	G	<input type="checkbox"/>	Entertainment / Amusement	I	<input type="checkbox"/>	Industrial
B	<input type="checkbox"/>	2 or 3 Family Residential	D	<input type="checkbox"/>	Non-Residential Vacant Land	F	<input type="checkbox"/>	Apartment	H	<input type="checkbox"/>	Community Service	J	<input type="checkbox"/>	Public Service

10. Sale Contract Date 3 / 4 / 2016  
Month Day Year

11. Date of Sale / Transfer 3 / 4 / 2016  
Month / Day / Year

12. Full Sale Price \$ 

( 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

A	<input type="checkbox"/>	Sale Between Relatives or Former Relatives
B	<input type="checkbox"/>	Sale Between Related Companies or Partners in Business
C	<input type="checkbox"/>	One of the Buyers is also a Seller
D	<input type="checkbox"/>	Buyer or Seller is Government Agency or Lending Institution
E	<input type="checkbox"/>	Deed Type <b>not</b> Warranty or Bargain and Sale (Specify Below )
F	<input type="checkbox"/>	Sale of Fractional or Less than Fee Interest ( Specify Below )
G	<input type="checkbox"/>	Significant Change in Property Between Taxable Status and Sale Dates
H	<input type="checkbox"/>	Sale of Business is Included in Sale Price
I	<input type="checkbox"/>	Other Unusual Factors Affecting Sale Price ( Specify Below )
J	<input checked="" type="checkbox"/>	None

15. Building Class R 1

16. Total Assessed Value (of all parcels in transfer) 9 2 3 2 4

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

MANHATTAN 209 1104

CITY REGISTER  
MAR 29 2016

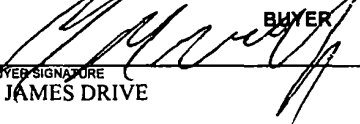
CITY REGISTER  
MAR 29 2016

201602240034920102



**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		3-4-16 DATE		BUYER'S ATTORNEY	
10 ST. JAMES DRIVE BUYER SIGNATURE				LAST NAME FIRST NAME	
STREET NUMBER STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
PALM BEACH GARDENS		FL		33418	
CITY OR TOWN		STATE		ZIP CODE	
		SELLER SIGNATURE		DATE	

2016022400349201

**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 10 ST. JAMES DRIVE		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER		
PALM BEACH GARDENS	FL	33418	3-9-16		
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE PAUL J. MANAFORT		DATE

**SELLER**

MANAGING MEMBER

PAUL J. MANAFORT

**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**

*3-4-16*  
*Kathleen B. Manafort*  
Buyer Signature *3-4-16*  
*KATHLEEN B. MANAFONT* Date

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

**SELLERS**

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

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Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

2016022400349201



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

*Florida*  
State of ~~New York~~ *Gr* )  
County of *Alameda* ) 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

27 HOWARD STREET , 29-4 ,  
Street Address Uni/Apt.  
MANHATTAN New York, 209 1104 (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;

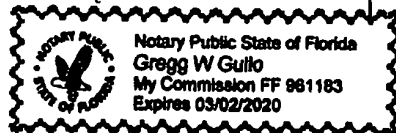
That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

*MC S&H HOLDINGS LLC*  
*PAUL MANAFONT, MANAGING MEMBER*  
Name of Grantor (Type or Print)

*[Signature]*  
Signature of Grantor

Sworn to before me  
this 15<sup>th</sup> date of March 20 16

*[Signature]*



Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me  
this \_\_\_\_\_ date of \_\_\_\_\_ 20 \_\_\_\_\_

**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.**



The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN      BLOCK: 209      LOT: 1104
- (2) Property Address: 27 HOWARD STREET Unit 29-4, NEW YORK, NY 10013
- (3) Owner's Name:      MANAFORT, PAUL
- Additional Name:      MANAFORT, KATHLEEN

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: PAUL MANAFORT

Signature: \_\_\_\_\_

03/04/2016  
Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: