



ALBANY COUNTY – STATE OF NEW YORK
BRUCE A. HIDLEY COUNTY CLERK
16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2018-22798

Receipt#: 20180261967
Clerk: KT
Rec Date: 10/12/2018 09:31:01 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: PEREZ HIPOLITO

Party1: SONS TAVERN INC
Party2: PEREZ HIPOLITE
MARTINEZ MINERVA
Muni: ALBANY CITY

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax	
Transfer Tax - State	860.00

Sub Total: 860.00

Total: 1055.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 1714
Transfer Tax

Transfer Tax - State	860.00
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Total: 860.00

THIS INDENTURE is made the 3 day of October, 2018,

Between **Son's Tavern, Inc.** with an address at 29 Tryon Court, Albany, New York 12203 (hereinafter called the "Grantor"), and **Hipolito Perez and Minerva Martinez** residing at 1192 Western Avenue, Albany, New York 12203 (hereinafter called the "Grantee").

WITNESSETH: that the Grantor, in consideration of One Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the Grantee, the receipt of which is acknowledged by the Grantor, does hereby grant and release unto the Grantee, its successors and assigns forever,

ALL THAT PIECE OR PARCEL OF LAND, situate lying and being in the City of Albany, County of Albany and State of New York, being described as follows: (hereinafter called the "Premises").

SEE ATTACHED SCHEDULE "A"

BEING A PORTION OF THE SAME PREMISES as conveyed to the Grantor from Margaret Stackman by deed dated March 2, 1970 and recorded in the Albany County Clerk's Office on March 2, 2970 in Liber 2002 at Page 507.

CONVEYANCE of the Premises does not constitute all or substantially all of the assets of the Grantor and disposition of the Premises is made with the unanimous consent of Grantor's Board of Directors and is being made in the usual or regular course of business of the Grantor.

SUBJECT TO all easements, restrictions, covenants and conditions of record affecting the Premises.

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to the Premises,

TO HAVE AND TO HOLD the Premises unto the Grantee, its successors and assigns forever.

And the Grantor covenants as follows:

FIRST, that the Grantee shall quietly enjoy the Premises;

SECOND, that the Grantor will forever Warrant the title to the Premises; and

THIRD, that, in compliance with Section 13 of the New York Lien Law, the Grantor 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.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument, all on the day and year first above written.

Son's Tavern, Inc.

By: Margaret Stackman Pres
Name: Margaret Stackman
Title: President

STATE OF New York)
COUNTY OF Albany) ss.:

On the 3 day of October in the year 2018 before me, the undersigned, personally appeared Margaret Stackman, 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, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Polly J. Feigenbaum
Notary Public
POLLY J. FEIGENBAUM
Notary Public, State of New York
No. 02FE4803519
Qualified in Schenectady County
Commission Expires February 28, 2019

Record and Return to:

Jeanne Heran, Esq.
974 Albany Shaker Road
Latham, New York 12110

SCHEDULE "A"

All that tract, piece or parcel of land, situate, lying and being located on the southerly side of Western Avenue, in the City of Albany, County of Albany and the State of New York and being more particularly bounded and described as follows:

Beginning at a point in the southerly boundary line of Western Avenue, said point being located 69.14' N 67-00-00 W from the intersection of the southerly boundary line of Western Avenue with the westerly boundary line of Glynn Street; running thence in a southerly direction and along the common boundary line between now or formerly Maggie's Café Inc. on the east (1186 Western Avenue) with the property being conveyed on the west S 23-00-00 W for a distance of 115.06' to a point; thence continuing along the common boundary line between now or formerly Maggie's Café on the north with the property being conveyed on the south N 67-00-00 W for a distance of 53.77' to a point in the division line between lands being conveyed on the East and lands now or formerly owned by Ralph W. Tomkins Jr. (tax parcel 64.21-1-53) on the West; running thence along aforesaid division line N 24-26-00 E for a distance of 115.10' to a point in the southerly boundary line of Western Avenue; thence along the southerly boundary line of Western Avenue S 67-00-00 E for a distance of 50.89' to the point or place of beginning.

Also, an easement for the purpose of ingress and egress over lands now or formerly owned by Maggie's Café Inc., 1186 Western Avenue, bounded and described as follows:

Beginning at a point in the westerly boundary line of Glynn Street, said point being located S 24-26-00 W a distance of 148.0' from the intersection of the southerly boundary line of Western Avenue with the westerly boundary line of Glynn Street; running thence along the westerly boundary line of Glynn Street S 24-26-00 W for a distance of 12.00' to a point; thence through the lands now or formerly owned by Maggie's Café Inc. N 65-34-00 W for a distance of 100.76' to a point; thence continuing through the lands now or formerly owned by Maggie's Café Inc. N 21-15-21 E for a distance of 42.40' to a point in the southerly boundary line of lands known as 1188 Western Avenue; thence along the southerly boundary line of lands known as 1188 Western Avenue S 67-00-00 E for a distance of 12.01' to a point; thence continuing through the lands now or formerly owned by Maggie's Café Inc. S 21-15-21 W for a distance of 30.68' to a point; thence continuing through the lands now or formerly owned by Maggie's Café Inc. S 65-34-00 E for a distance of 89.40' to a point in the westerly boundary line of Glynn Street which is the point or place of beginning.

Subject to an easement granted to Maggie's Café Inc., 1186 Western Avenue for the purpose of vehicular turnaround, bounded and described as follows:

Beginning at a point which is the southeast corner of lands being conveyed; running thence along the southerly boundary line of lands being conveyed N 67-00-00 W for a distance of 33.57' to a point; thence through the lands being conveyed N 23-00-00 E for a distance of 25.0' to a point; thence through the lands being conveyed S 67-00-00 E for a distance of 33.57' to a point in the division line between lands now or formerly owned by Maggie's Café Inc on the East and lands being conveyed on the West; thence along aforesaid division line S 23-00-00 W for a distance of 25.00' to the point or place of beginning.

SCHEDULE A

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All that tract, piece or parcel of land, situate, lying and being located on the southerly side of Western Avenue, in the City of Albany, County of Albany and the State of New York and being more particularly bounded and described as follows:

Beginning at a point in the southerly boundary line of Western Avenue, said point being located 69.14' N 67-00-00 W from the intersection of the southerly boundary line of Western Avenue with the westerly boundary line of Glynn Street; running thence in a southerly direction and along the common boundary line between Maggie's Café Inc. on the east with the property being conveyed on the west S 23-00-00 W for a distance of 115.06' to a point; thence continuing along aforesaid common boundary line N 67-00-00 W for a distance of 53.77' to a point in the division line between lands being conveyed on the East and lands now or formerly owned by In Town Albany Properties LLC on the West; running thence along aforesaid division line N 24-26-00 E for a distance of 115.10' to a point in the southerly boundary line of Western Avenue; thence along the southerly boundary line of Western Avenue S 67-00-00 E for a distance of 50.89' to the point or place of beginning.

Also, an easement for the purpose of ingress and egress over lands owned by Maggie's Café Inc., 1186 Western Avenue, bounded and described as follows:

Beginning at a point in the westerly boundary line of Glynn Street, said point being located S 24-26-00 W a distance of 148.0' from the intersection of the southerly boundary line of Western Avenue with the westerly boundary line of Glynn Street; running thence along the westerly boundary line of Glynn Street S 24-26-00 W for a distance of 12.00' to a point; thence through the lands owned by Maggie's Café Inc. N 65-34-00 W for a distance of 100.76' to a point; thence continuing through the lands owned by Maggie's Café Inc. N 21-15-21 E for a distance of 42.40' to a point in the southerly boundary line of lands known as 1188 Western Avenue; thence along the southerly boundary line of lands known as 1188 Western Avenue S 67-00-00 E for a distance of 12.01' to a point; thence continuing through the lands owned by Maggie's Café Inc. S 21-15-21 W for a distance of 30.68' to a point; thence continuing through the lands owned by Maggie's Café Inc. S 65-34-00 E for a distance of 89.40' to a point in the westerly boundary line of Glynn Street which is the point or place of beginning.

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Borrower(s):	Hipolito Perez and Minerva Martinez	County:	Albany
Property Address:	1188 Western Avenue	City of:	Albany
Tax Map No.	64.21-1-54.1	Mailing Address:	1188 Western Avenue Albany, NY 12203