

CONSIDERED  
27.50

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

0143

THIS INDENTURE, made the 10 day of September, nineteen hundred and eighty-two BETWEEN ANTHONY PICIULLO and LOUISA PICIULLO, his wife, and WILLIAM GIRIMONTI and ANGELINA TONI GIRIMONTI, his wife, all residing at 132-46 114th Place, Ozone Park, Queens, New York,

REEL 1482 PG 211

party of the first part, and WILLIAM GIRIMONTI and ANGELINA TONI GIRIMONTI, his wife, residing at 132-46 114th Place, Ozone Park, Queens, New York,

SECTION 51

party of the second part,

BLOCK 11720

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,

LOT 57

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, bounded and described as follows:

QUEENS

BEGINNING at a point on the westerly side of 114th Place; distant 140 feet northerly from the corner formed by the intersection of the westerly side of 114th Place with the northerly side of 133rd Avenue; running thence westerly, at right angles to 114th Place, 100.005 feet; thence northerly parallel with 114th Place, 40 feet; thence easterly, again at right angles to 114th Place, 100.005 feet to the westerly side of 114th Place; thence southerly, along the westerly side of 114th Place, 40 feet to the point or place of beginning.

SUBJECT to a purchase money mortgage in the amount of \$15,000.00 presently held by Anthony Piciullo and Louisa Piciullo, his wife.

SUBJECT to any state of facts an accurate survey may show.

SUBJECT to covenants, restrictions and agreements of record, if any, and same be in full force and effect.

Being and intended to be the same premises as conveyed to the party of the first part by deed dated the 22nd day of July, 1954 and recorded in the Queens County Register, Deed 6685, page 481.

SAID premises known as 132-46 114th Place, Ozone Park, New York.

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:

*Anthony Piciullo* (Anthony Piciullo) *William Girimonti* (William Girimonti)  
*X* (her mark) *Angelina Toni Girimonti* (Angelina Toni Girimonti)  
*Louisa Piciullo* (Louisa Piciullo)

*Angela Dellomo*

*Michael A. Esemplare*

MICHAEL A. EEMPLARE  
Notary Public, State of New York  
No. 521130775  
Qualified in ~~NY~~ Queens County  
Commission Expires March 30, 1983

STATE OF NEW YORK, COUNTY OF Suffolk

On the 10 day of Sept. 1982, before me personally came Anthony Piciullo and Louisa Piciullo, his wife

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

*Michael A. Eemplare*  
Notary Public

MICHAEL A. EEMPLARE  
Notary Public, State of New York  
No. 113077  
Qualified in Suffolk County  
Commission Expires March 30, 1983

STATE OF NEW YORK, COUNTY OF Suffolk

On the 10 day of Sept. 1982, before me personally came William Girimonti and Angelina Toni Girimonti, his wife,

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

*Michael A. Eemplare*  
Notary Public

MICHAEL A. EEMPLARE  
Notary Public, State of New York  
No. 113077  
Qualified in Suffolk County  
Commission Expires March 30, 1983

STATE OF NEW YORK, COUNTY OF

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 said 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.

STATE OF NEW YORK, COUNTY OF

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 GRANOR'S ACTS

TITLE NO. 104-Cicula

ANTHONY PICIULLO & LOUISA PICIULLO his wife and WILLIAM GIRIMONTI & ANGELINA TONI GIRIMONTI, his wife

WILLIAM GIRIMONTI and ANGELINA TONI GIRIMONTI, his wife

**TRANS-AMERICA ABSTRACT SERVICE INC.**

185 HILLSIDE AVENUE  
WILLISTON PARK, N.Y. 11596 (516) 747-4824

SECTION  
BLOCK 11720  
LOT 57  
COUNTY OR TOWN

RETURN BY MAIL TO:

LERNER & SERWER ESQS.  
87 WEST SUFFOLK AVE.  
CENTRAL ISLIP, N.Y. 11722

Zip No.

1200  
2750

REC-6-02 123378  
DEC-6-02 123378

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

DEC 6 AM 10 53

OFFICE OF CITY REGISTER  
Queens County  
RECORDED  
Witness my hand  
and official seal

*George J. Raach*

CITY REGISTER

RECEIVED  
DEC 6 1982  
TRANSFER TAX  
QUEENS COUNTY  
9069

REC. FEB A-12  
357 \$ 27.00  
RPT # 17127