

# BRYAN CAVE LLP

245 PARK AVENUE  
NEW YORK, NEW YORK 10167-0034

(212) 692-1800

FACSIMILE: (212) 692-1900

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HONG KONG  
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(212) 692-1861

THEODORE S. WICKERSHAM

March 18, 1997  
C23689/079893

Mr. David DeRienzi  
Building Inspector  
Incorporated Village of Roslyn Village Hall  
1200 Old Northern Boulevard  
Roslyn, NY 11576

RECEIVED  
MAR 20 1997  
INC. VILLAGE OF ROSLYN

Re: 69 Mott Avenue  
Section 6, Block 54, Lot 416  
Peggy N. Gerry

Dear Mr. DeRienzi:

In order for you to give a certificate of completion for the work of James Kahn at 69 Mott Avenue (tax lot no. 416), and as requested by Paula of your office, I enclose the following:

1. Deed from Gerry to Kahn dated February 3, 1995 for 71 Mott Avenue (lot 417).
2. Deed from Kahn to Insardi also dated February 3, 1985 for the same parcel (lot 417).
3. Deed from Gerry to Hoeber dated February 24, 1997 for 1100 Old Northern Boulevard (section 6, block 54, lot 430).
4. Survey for lot 430.
5. Survey for lot 417.
6. Survey for lot 416.

69 Mott Avenue (lot 416) is the only contiguous parcel still owned by Peggy Gerry. She is in the process of conveying such parcel to James Kahn who in turn will sell such lot to the ultimate purchaser. No subdivision is required.

Kindly expedite the issuance of the certificate of completion.

Very truly yours,



Theodore S. Wickersham

TSW:lvg

cc: Donald Kavanaugh, Esq.



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

RECORDED BY SPAND ABSTRACT SERVICE CORP.

THIS INDENTURE, made the 3<sup>rd</sup> day of February, 19 95

BETWEEN Roger G. Gerry and Peggy Newbauer Gerry, his wife, residing at 105 Main Street, Roslyn, New York 11576

party of the first part, and James Kahn residing at 71 Mott Avenue, Roslyn, New York 11576

party of the second part. WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) and other consideration dollars 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 Incorporated Village of Roslyn, County of Nassau, and State of New York, more particularly bounded and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Roslyn, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Old Northern Boulevard 152.37 feet westerly of the intersection of said northerly side of Old Northern Boulevard with the westerly side of Layton Street and running thence north 3 degrees 09 minutes 16 seconds east 95.98 feet to the point or place of beginning;

RUNNING THENCE from said point of beginning south 62 degrees 02 minutes 16 seconds west, 50.00 feet;

THENCE north 3 degrees 09 minutes 16 seconds east, 159.30 feet to the southerly side of Mott Avenue;

RUNNING THENCE along said southerly side of Mott Avenue north 62 degrees 02 minutes 16 seconds east, 50.00 feet;

THENCE south 3 degrees 09 minutes 16 seconds west, 159.30 feet to the point or place of BEGINNING.

Being part of the same premises conveyed to Grantors herein by Deed dated December 2, 1993 recorded December 16, 1993 in the Nassau County Clerks Office in Liber 10377, Page 807. Said premises being also known as 71 Mott Avenue, Roslyn, New York and shown as Section 6 Block 54 and Lot 417 on the Nassau County Tax Map.

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.

STATE OF NEW YORK, COUNTY OF Nassau ss:

On the 3<sup>rd</sup> day of February 19 95, before me personally came

Roger G. Gerry & Peggy Newbauer Gerry

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

Carol Aluzzo

CAROL ALUZZO  
NOTARY PUBLIC, State of New York  
No. 4788811  
Qualified in Suffolk County  
Commission Expires Jan. 31, 1998

STATE OF NEW YORK, COUNTY OF ss:

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 \_\_\_\_\_

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.

STATE OF NEW YORK, COUNTY OF ss:

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 he executed the same.

STATE OF NEW YORK, COUNTY OF ss:

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 \_\_\_\_\_

\_\_\_\_\_ 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. SP 10853-N

Roger G. Gerry and  
Peggy Newbauer Gerry

TO  
James Kahn

SECTION 6  
BLOCK 54  
LOT 417  
COUNTY OR TOWN North Hempstead  
STREET ADDRESS 71 Mott Avenue  
Roslyn, New York 11576

Recorded at Request of  
**COMMONWEALTH LAND  
TITLE INSURANCE COMPANY**

RETURN BY MAIL TO

**SPANO ABSTRACT SERVICE CORP.**

Complete Title Insurance Service

370 Old Country Road  
Garden City, N.Y. 11530

(516) 294-7037  
(718) 358-9416  
FAX (516) 742-9375

Standard Form of New York Board of Title Underwriters  
Distributed by



**Commonwealth.**  
Land Title Insurance Company



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

THIS INDENTURE, made the 24 day of February, nineteen hundred and ninety-seven  
BETWEEN

PEGGY N. GERRY (a/k/a Peggy Newbauer Gerry)  
105 Main Street  
Roslyn, NY 11576

party of the first part, and

CAROL HOEBER  
141 Woodmere Boulevard  
Woodmere, NY 11598

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 Village of Roslyn, Town of North Hempstead, County of Nassau, more fully described on SCHEDULE A, attached hereto

Being part of the same premises conveyed to Roger G. Gerry and Peggy Newbauer Gerry, his wife by deed dated 12/2/93, recorded 12/16/93 in Liber 10377 Page 807. Premises known as 1400 Old Northern Blvd, Roslyn, N.Y.

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.

OF NEW YORK, COUNTY OF

ss: STATE OF NEW YORK, COUNTY OF

the day of February 19 97, before me personally came

On the day of 19 , before me personally came

PEGGY N. GERRY

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

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

Notary Public

STATE OF NEW YORK, COUNTY OF

ss:

the day of 19 , before me personally came; the known, who, being by me duly sworn, did depose and that he resides at No. ;

STATE OF NEW YORK, COUNTY OF

ss:

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 is the

that he knows

and which executed the foregoing instrument; that he owns the seal of said corporation; that the seal affixed said instrument is such corporate seal; that it was so executed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

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

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

SECTION 6

BLOCK 54

LOT 430

COUNTY OR TOWN Nassau County  
Town of North Hempstead

Deed No. N 14734N

PEGGY N. GERRY *subscribed*

TO

CAROL HOEBER

RETURN BY MAIL TO:

Robert Slatus  
225 West 34 St.  
Suite 1818  
New York, N.Y. Zip No. 10122

NORTH SHORE ABSTRACT, LTD.  
as agent for:  
LAWYERS TITLE INSURANCE CORPORATION

Title No. N14734N

SCHEDULE A  
(AMENDED 1/27/97)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Roslyn, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of Old Northern Boulevard distant 101.58 feet Westerly from the corner formed by the intersection of the said Northerly side of Old Northern Boulevard and the Westerly side of Layton Street;

RUNNING THENCE along the Northerly side of Old Northern Boulevard, South 60 degrees 35 minutes 17 seconds West, 50.79 feet;

THENCE North 3 degrees 09 minutes 16 seconds East, 126.58 feet;

THENCE North 62 degrees 23 minutes 50 seconds East, 49.62 feet;

THENCE South 3 degrees 09 minutes 16 seconds West, 124.36 feet to the Northerly side of Old Northern Boulevard at the point or place of BEGINNING.

encing only. ○  
{ Together with all right, title and interest of, in and to any streets and  
shutting the above described premises, to the center line thereof.