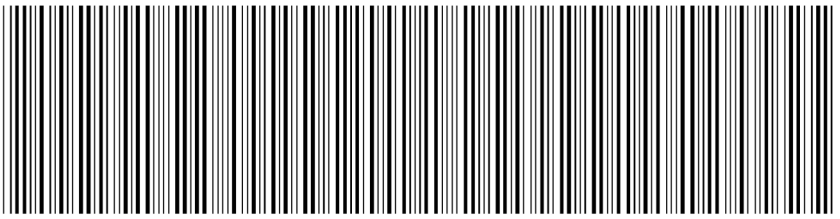


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2016032400556001006E6317

RECORDING AND ENDORSEMENT COVER PAGE**PAGE 1 OF 6****Document ID: 2016032400556001**

Document Date: 01-20-2016

Preparation Date: 05-18-2016

Document Type: DEED

Document Page Count: 4

PRESENTER:

EASTERN ABSTRACT CORP
2500 WILLIAMSBRIDGE ROAD
C5478
BRONX, NY 10469
718-654-2000
LISA@EASTERNABSTRACTNY.COM

RETURN TO:

STEVE KAPLAN,ESQ
MCLAUGHLIN & STERN, LLP
260 MADISON AVE
NEW YORK, NY 10016

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1113	1395	Entire Lot 24D	1 CENTRAL PARK WEST
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES**GRANTOR/SELLER:**

LADLENA FETISOV
65 AVON DRIVE
ESSEX FELLS, NJ 07021

GRANTEE/BUYER:

UNIT 24D TRUST
ONE CENTRAL PARK WEST, UNIT 24D
NEW YORK, NY 10023

☒ 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**

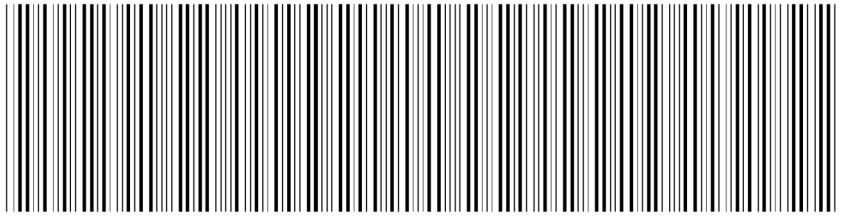
Recorded/Filed 05-25-2016 09:58

City Register File No.(CRFN):

2016000177855

City Register Official Signature

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



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2016032400556001

Document Date: 01-20-2016

Preparation Date: 05-18-2016

Document Type: DEED

PARTIES

GRANTEE/BUYER:

ANASTASIA ALEXANDRA FETISOV, TRUSTEE

ONE CENTRAL PARK WEST, UNIT 24D

NEW YORK, NY 10023

CONDOMINIUM UNIT DEED

THIS INDENTURE, made as of the 20th day of January, 2016 from Ladlena Fetisov, having an address at 65 Avon Drive, Essex Fells, NJ 07021 (the "Grantor") to Anastasia Alexandra Fetisov, as Trustee of the Unit 24D Trust, having an address at One Central Park West, Unit 24D, New York, NY 10023 (the "Grantee").

W I T N E S S E T H:

That the Grantor, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the heirs or successors and assigns of the Grantee, forever:

SEE SCHEDULE A ANNEXED HERETO

Together with an undivided 0.4331 % percent interest in the common elements of the real property of the Condominium (as defined in the Declaration).

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, By-Laws of the Condominium, regulations and easements all set forth in the Condominium documents filed and recorded as aforesaid, as each may be amended from time to time.

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, the Building and the Property.

Being and intended to be the same premises described in a certain deed from Terrence Andrew Meck, as Executor of the Estate of Rand Harlan Skolnick to Ladlena Fetisov dated August 11, 2009 and recorded August 25, 2009 in CFRN 2009000271834.

TO HAVE AND TO HOLD the same unto the Grantee and the heirs or successors and assigns of the Grantee, forever.

Except as otherwise specifically permitted by the condominium board or provided in the Declaration or in the By-Laws, the Unit is intended for residential use only.


Grantor covenants that Grantor has not done or suffered anything whereby the Unit have been encumbered in any way whatsoever, except as aforesaid.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenant that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the cost of the

improvements at the Property and will apply the same first to the payment of the cost of such improvements before using any part of the same for any other purposes.

IN WITNESS WHEREOF, the Grantor has executed this Indenture as of the day and year first above written.

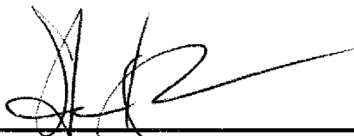
GRANTOR:


Ladlena Fetisov

STATE OF NEW YORK
New York
COUNTY OF NEW YORK

) ss.:

On the 24th day of January, in the year 2016, before me, the undersigned, personally appeared Ladlena Fetisov, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


(signature and office of individual taking acknowledgment)

STEVEN KAPLAN
Notary Public, State of New York
No. 02KA4824403
Qualified in Westchester County
Commission Expires Sept. 30, 2018

Steven Kaplan
Notary Public, State of New York
NO. 02KA4824403
Qualified in Westchester County
Commission Expires Sept 30 2018

SCHEDULE A

The Condominium Unit 24D (hereinafter called the "Unit") in the building (hereinafter called the "Building") known as Trump International Hotel and Tower Condominium, said Unit being designated and described as Tower Unit No. 24D in that certain declaration, dated as of 09/18/1996 pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter called the "Condominium Act") establishing condominium ownership of the Building and the land (hereinafter called the "Land") which declaration was recorded in the New York County Office of the Register of the City of New York (the "City Register's Office") on 12/02/1996 in Reel 2398 at Page 561, and which declaration was amended by Amendment to Declaration of Trump International Hotel and Tower Condominium, dated as of 01/31/1997 and recorded in the City Register's Office on 03/17/1997 in Reel 2434 at Page 668 and as further amended by Second Amendment to Declaration recorded 05/14/1998 in Reel 2570 Page 2484 (which declaration, and any amendments thereto, are hereinafter collectively called the "Declaration"). The Unit is also designated as Tax Lot 1395 in Block 1113 of Section 4 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Bureau of the City of New York and on the floor plans of the Building certified by CK Architect P.C. on 11/11/1996 and filed with the Real Property Assessment Bureau of the City of New York on December 2, 1996, as Condominium Plan No. 953 and also filed in the City Register's Office on 12/02/1996 as Map No. 5406.

Together with an undivided 0.4331% interest in the Common Elements (as such term is defined in the Declaration) of Trump International Hotel and Tower Condominium.

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

BEGINNING at the intersection of the easterly side of Broadway and the southerly side of 61st Street;

RUNNING THENCE easterly along the southerly side of 61st Street, 195 feet;

THENCE southerly parallel with the westerly side of Central Park West, 261.54 feet;

THENCE westerly along the northerly side of Grand Circle (Columbus Circle), 37.96 feet; and

THENCE northerly along the easterly side of Broadway, 316.37 feet to the point or place of BEGINNING.

CONDOMINIUM UNIT DEED

Ladlena Fetisov

To

**Anastasia Alexandra Fetisov,
as Trustee of the Unit 24D Trust**

1 Central Park West

Unit: 24D

Block: 1113

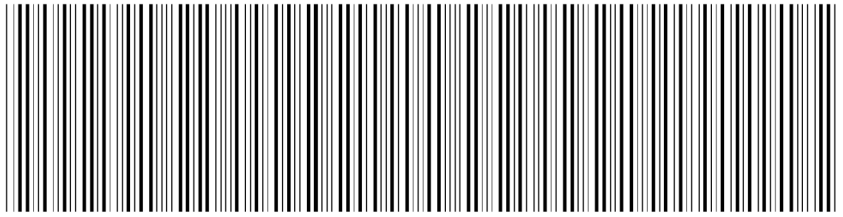
Lot: 1395

County: New York

RECORD AND RETURN BY MAIL TO:

Steven Kaplan, Esq.
McLaughlin & Stern, LLP
260 Madison Avenue
New York, NY 10016

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016032400556001

Document Date: 01-20-2016

Preparation Date: 05-18-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016011400219

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

MISCELLANEOUS

15

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

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

PROPERTY INFORMATION

1. Property Location 1 CENTRAL PARK WEST 24D MANHATTAN 10023
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name UNIT 24D TRUST ANASTASIA ALEXANDRA FETISOV, TRUSTEE
 LAST NAME / COMPANY FIRST NAME
 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

5. Deed Property Size X OR ACRES
 FRONT FEET DEPTH ACRES

6. Seller Name FETISOV LADLENA
 LAST NAME / COMPANY FIRST NAME
 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 1 / 20 / 2016
 Month Day Year

11. Date of Sale / Transfer 1 / 20 / 2016
 Month Day Year

12. Full Sale Price \$ 0
 (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

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


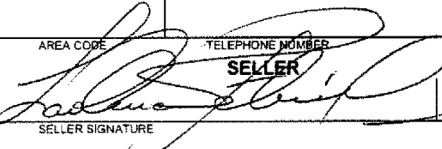
15. Building Class R 4 16. Total Assessed Value (of all parcels in transfer) 2 4 4 2 0 8

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
MANHATTAN 1113 1395

201601140021920102

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 		DATE 10/27/2016	LAST NAME	FIRST NAME
ONE CENTRAL PARK WEST UNIT 24D				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
	NEW YORK			
CITY OR TOWN	STATE NY	ZIP CODE 10023	SELLER SIGNATURE 	DATE 1/20/16

2016011400219201

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.

SELLERS

[illegible]

10/12

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

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

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

1 CENTRAL PARK WEST 24D
Street Address Unit/Apt.
MANHATTAN New York, 1113 1395 (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).

LADLENA FETISOV
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

Sworn to before me
this 20th date of January 20 16

[Signature]
STEVEN KAPLAN
Notary Public, State of New York
No. 02KA4824403
Qualified in Westchester County
Commission Expires Sept. 30, 20 18

Anastasia A. Fetisov
Name of Grantee (Type or Print)
[Signature]
Signature of Grantee
Russian Federation
City of Moscow
Embassy of the
United States of America
Consular Section
Sworn to before me
this 27 date of JAN 2016
January 20 16

Agniya Miller
Consular Officer
Embassy of the
United States of America
Moscow, Russia
Commission Expires Indefinite

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: 1113 LOT: 1395
- (2) Property Address: 1 CENTRAL PARK WEST Unit 24D, NEW YORK, NY 10023
- (3) Owner's Name: UNIT 24D TRUST
- Additional Name: ANASTASIA ALEXANDRA FETISOV, TRUSTEE

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 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:

Signature:

01/27/2016

Date (mm/dd/yyyy)

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