

# Deed

This Deed is made on **October 30, 2007**

**BETWEEN**

**GEORGE CRIOLLO**

**MARITZA CRIOLLO a/k/a MARITZA LEMOINE, His wife**

whose post office address is

**554 Queen Anne Road, Teaneck, NJ 07666**

referred to as the Grantor,

**AND 554 QUEEN ANNE ROAD, INC.**

whose post office address is

**193 Vandelinda Avenue, Teaneck, NJ 07666**

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$820,000.00**

**Eight Hundred Twenty Thousand Dollars and No Cents**

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Teaneck**

Block No. **2409** Lot No. **8** Qualifier No. Account No.

No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the **Township** of **Teaneck**

County of **Bergen** and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

**SUBJECT to such state of facts as an accurate survey may reveal, restrictions and easements of record, if any, governmental ordinances and regulations.**

**BEING the same premises conveyed to GEORGE CRIOLLO, under Deed from LILLIAN SERIL, dated January 27, 2003 and recorded February 14, 2003 in the Bergen County Clerk's Office in Deed Book 8550 at Page 723.**

**GRANTOR, MARITZA CRIOLLO a/k/a MARITZA LEMOINE, is executing this Deed of Conveyance in order to extinguish all of her right, title and interest in the within described premises including any and all primary marital rights inuring in her favor under applicable statutes for such cases made in the State of New Jersey.**

The street address of the Property is:  
554 Queen Anne Road, Teaneck, NJ 07666

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:

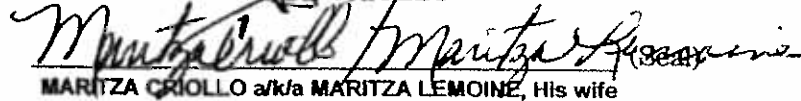


DAVID C. RUSSO



GEORGE CRIOLLO

(Seal)



MARITZA CRIOLLO a/k/a MARITZA LEMOINE, His wife

STATE OF NEW JERSEY, COUNTY OF BERGEN  
I CERTIFY that on **October 30, 2007**

SS:

**GEORGE CRIOLLO**

**MARITZA CRIOLLO a/k/a MARITZA LEMOINE, His wife**

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for **\$ 820,000.00**

as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:  
MICHAEL SPAR, ESQ.  
GOLDBERG, MUFSON & SPAR, ESQS.  
200 Executive Drive  
West Orange, NJ 07052



DAVID C. RUSSO

An Attorney at Law of New Jersey

*Print name and title below signature*



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

George Criollo & Maritza Criollo a/k/a Maritza Lemoine, His wife

Current Resident Address:

Street: 248 Van Buren Avenue

City, Town, Post Office

State

Zip Code

Teaneck

NJ

07666

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

2409

8

Street Address:

554 Queen Anne Road

City, Town, Post Office

State

Zip Code

Teaneck

NJ

07666

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$820,000.00

10/30/07

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)**

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
8.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

10/30/07

Date

10/30/07

Date

Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

*Maritza Criollo* / *Maritza Lemoine*

Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

Title No.: AT27-483R

**AMENDED LEGAL DESCRIPTION**

ALL that tract or parcel of land and premises, situate, lying and being in Township of Teaneck, County of Bergen, State of New Jersey:

KNOWN and DESIGNATED as Lot 104 in Block 561-A on a certain map entitled, "Section One of Map Number One, Phelps Manor, Teaneck, New Jersey," filed in the Bergen County Clerk's Office May 19, 1924, as Map No. 1905, being more-particularly bounded and described as follows:

BEGINNING at the point or intersection of the westerly line of Queen Anne Road with the northerly line of Van Buren Avenue, as said road and avenue are shown and laid down on said map; running thence:

1) North 32 degrees 38 minutes East and along the said westerly line of Queen Anne Road 110.00 feet to the division line between Lots 104 and 105 in said Block 561-A; thence

2) North 57 degrees 22 minutes West along the said division line between said Lots 104 and 105 in and parallel with said northerly side of Van Buren Avenue 130.00 feet to a point in the division line between Lots 103 and 104; thence

3) South 32 degrees 38 minutes West along said division line between said Lots 103 and 104 and parallel with the aforementioned westerly line of Queen Anne Road, 110.00 feet to a point in the said northerly side of Van Buren Avenue; and thence

4) South 57 degrees 22 minutes East along the said northerly side of Van Buren Avenue 130.00 feet to the westerly line of Queen Anne Road to the point or place of BEGINNING.

This description conforms with a survey made by Koestner Associates PE & LS, dated July 31, 2007.

COMMONLY known as 554 Queen Anne Road, Teaneck, New Jersey

FOR INFORMATION ONLY: Being Lot 8, Block 2409 on the Tax Map of the Township of Teaneck County of Bergen State of New Jersey.

NOTE: Lot and Block shown for information purposes only.