



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)
47-49 HANCOCK AVENUE LLC
Current Resident Address:
Street: 12 OAKLAND AVENUE
City, Town, Post Office State Zip Code
JERSEY CITY NJ 07306

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier:
00754 r.99 (formerly known as Lot R), Lots 9 and 10
Street Address:
47-49 Hancock Avenue
City, Town, Post Office State Zip Code
JERSEY CITY NJ 07307
Seller's Percentage of Ownership Consideration Closing Date
100% \$160,000.00 November 9, 2010

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 (see instructions).
8. No non-like kind property received.
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.

November 9, 2010 Date
MARCOS A. VELEZ Signature
(Seller) Please Indicate if Power of Attorney or Attorney in Fact MANAGER

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

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 83, P.L. 2006) (N.J.S.A. 46:15-6 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } COUNTY HUDSON } Municipality of Property Location: Jersey City	SS. County Municipal Code	FOR RECORDER'S USE ONLY Consideration \$ _____ RTF paid by seller \$ _____ Date 3/11/11 By PB
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† Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)
Deponent, Anthony J. DeSalvo, Esq., being duly sworn according to law upon his/her oath deposes

and says that he/she is the Legal Representative in a deed dated 10/20/10
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 754 Lot No. R 9 & 10 located at
47-49 Hancock Avenue/60 Hutton St., Jersey City, NJ and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION: \$ 0.00 (Instructions 1 and 5) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A is required.

(SA) REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:
(Instructions 5A and 7)

$$\frac{\text{Total Assessed Valuation}}{\text{Director's Ratio}} = \text{Equalized Assessed Valuation}$$

$$\frac{\$ \quad \quad \quad}{\%} = \$ \quad \quad \quad$$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(4) FULL EXEMPTION FROM FEE: (Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. Correctory Deed for previously recorded Deed.

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 9) NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (Instruction 9)

- | | |
|--|--|
| <input type="checkbox"/> Grantor(s) 62 years of age or over.* | <input type="checkbox"/> Resident of the State of New Jersey. |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> Owners as joint tenants must all qualify. |
| <input type="checkbox"/> One- or two-family residential premises. | |

B. BLIND PERSON (Instruction 9)

- | | |
|---|---|
| <input type="checkbox"/> Grantor(s) legally blind.* | <input type="checkbox"/> Disabled PERSON (Instruction 9) |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> Grantor(s) permanently and totally disabled* |
| <input type="checkbox"/> One- or two-family residential premises | <input type="checkbox"/> Grantor(s) receiving disability payments.* |
| <input type="checkbox"/> Resident of the State of New Jersey. | <input type="checkbox"/> Grantor(s) not gainfully employed.* |
| <input type="checkbox"/> Owners as joint tenants must all qualify. | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale |
| * IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY. | <input type="checkbox"/> One- or two-family residential premises |
| | <input type="checkbox"/> Resident of the State of New Jersey. |
| | <input type="checkbox"/> Owners as joint tenants must all qualify. |

C. LOW AND MODERATE INCOME HOUSING (Instruction 9)

- | | |
|---|--|
| <input type="checkbox"/> Affordable according to HUD standards. | <input type="checkbox"/> Reserved for occupancy. |
| <input type="checkbox"/> Meets income requirements of region. | <input type="checkbox"/> Subject to resale controls. |

(6) NEW CONSTRUCTION (Instructions 2, 10 and 12)

- | | |
|---|--|
| <input type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input type="checkbox"/> Not previously used for any purpose. | <input type="checkbox"/> "New Construction" printed clearly at top of the first page |

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 12 and 14)

- | |
|---|
| <input type="checkbox"/> No prior mortgage assumed or to which property is subject at time of sale. |
| <input type="checkbox"/> No contributions to capital by either grantor or grantee legal entity. |
| <input type="checkbox"/> No stock or money exchanged by or between grantor or grantee legal entities. |

(8) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 3rd day of MARCH, 2011

[Signature] 47-49 Hancock Avenue LLC
Signature of Deponent Grantor Name
921 Bergen Ave., Jersey City, NJ
Dependent Address Grantor Address at Time of Sale
12 Oakland Avenue, Jersey City, NJ

XXX-XX-X 209094177
Last 8 digits in Grantor's Soc. Sec. No. Name/Company of Settlement Officer

Floyd F. Lombardi
Floyd F. Lombardi, Notary Public
County recording officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

FOR OFFICIAL USE ONLY	
Instrument Number _____	County <u>Hudson</u>
Deed Number _____	Book _____ Page _____
Deed Dated <u>March 3, 2011</u>	Date Recorded _____

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