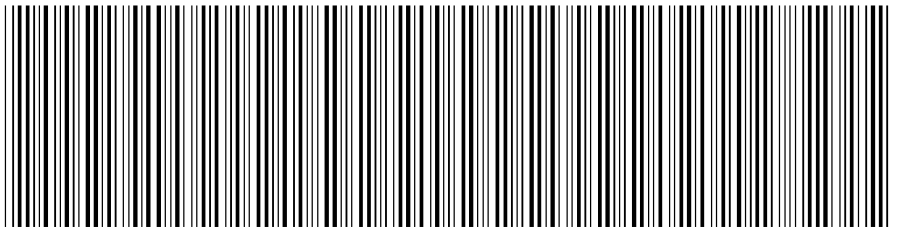


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2016120900790001002E5C71

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2016120900790001

Document Date: 12-05-2016

Preparation Date: 12-23-2016

Document Type: DEED

Document Page Count: 6

PRESENTER:

PRESTIGE TITLE (PICK UP RED VISION)
55 WEST 39TH STREET, 9TH FLOOR
NEW YORK, NY 10018
212-651-1200
12075

RETURN TO:

MOULINOS & ASSOCIATES
150 WEST 58TH STREET, 25TH FLOOR
NEW YORK, NY 10155
Attn: Peter Moulinos, Esq

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1011	7010	Entire Lot 3C	100 CENTRAL PARK SOUTH
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

TRUMP CPS LLC
C/O THE TRUMP ORGANIZATION, 725 FIFTH
AVENUE, 26TH FLOOR
NEW YORK, NY 10022

GRANTEE/BUYER:

100 CPS REALTY INC.
C/O PETER MOULINOS, ESQ., MOULINOS &
ASSOCIATES, 150 WEST 58TH STREET, 25TH FLOOR
NEW YORK, NY 10155

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: \$ 67.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 35,518.68

NYS Real Estate Transfer Tax:

\$9,972.00 + \$24,925.39 = \$ 34,897.39

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-18-2017 09:38

City Register File No.(CRFN):

2017000022601



Annette McMill

City Register Official Signature

6

12075

UNIT DEED

from

Trump CPS LLC

Grantor

to

100 CPS Realty Inc.

Grantee

**Affecting Unit 3C in
the Building known as Trump Parc East Condominium**

Block: 1011

Lot: 7010

Section: 4

Borough of Manhattan, New York

After recording, please return by mail to:

**Peter Moulinos, Esq.
Moulinos & Associates
150 West 58th Street, 25th Floor
New York, NY 10155**

Prestige Title Agency Inc

55 West 39th Street, Ste 900

New York, NY 10018

Tel: 212-651-1200 * Fax 212-651-1201

RESIDENTIAL UNIT DEED

THIS INDENTURE, made on December 5, 2016, by and between Trump CPS LLC, having an office at c/o The Trump Organization, 725 Fifth Avenue, New York, New York 10022 (the "Grantor") and 100 CPS Realty Inc., having an address at c/o Peter Moulinos, Esq., Moulinos & Associates, 150 West 58th Street, 25th Floor, New York, NY 10155 (the "Grantee").

WITNESSETH:

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:

The Condominium Unit (the "Unit") known as Unit No. 3C in the building (the "Building") known as Trump Parc East Condominium and by the street number 100 Central Park South, Borough of Manhattan, County, City and State of New York, said Unit being designated and described by the above Unit in a certain declaration dated April 2, 1998, made by Grantor pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situate (which Land is more particularly described in Exhibit A annexed hereto and by this reference made a part hereof, which declaration was recorded in the New York County Office of the Register of The City of New York on April 30, 1998, in Reel 2568, Page 292 (the "Declaration"). This Unit is also designated as Tax Lot 7010 in Block 1011 of Section 4 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of the Building, certified by David Gura, on April 20, 1998, and filed with the Real Property Assessment Department of The City of New York on April 28, 1998, as Condominium Plan No. 1018 and also filed in the Register's Office on April 30, 1998, as Map No. 5508.

Together with an undivided 1.1051 percentage interest in the Common Elements as such term is defined in the Declaration;

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

Together with and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration, Floor Plans, and the By-Laws of the Condominium (the "By-Laws"); as the same may be amended from time to time all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

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

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 17 of the Declaration shall control.

Except for the one (1) Commercial Unit, or 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.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws).

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust filed 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.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

This conveyance is made in the regular course of business actually conducted by the Grantor.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

All capitalized terms used herein which are not separately defined herein shall have the meanings given to those terms in the Declaration or the By-Laws of the Condominium.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this indenture as of the day and year first above written.

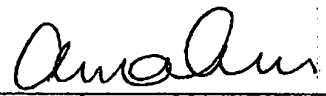
GRANTOR:

TRUMP CPS LLC

By: 
Name: Sonja Talesnik
Title: Assistant Secretary

GRANTEE:

100 CPS Realty Inc.

By: 
Name: Anna Nahid ASI
Title: President

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

On December 1, 2016, before me, the undersigned, personally appeared Sonja Talesnik, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

SEAL

MATTHEW R. MARON
Notary Public, State of New York
Qualified in Westchester County
Certificate Filed in New York County
No. 02MA6141948
Commission Expires March 9, 2018

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

On December 5, 2016 before me, the undersigned, personally appeared Anna Nahid/Asi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

SEAL

WILLIAM M. TRUSKOWSKI
Notary Public, State of New York
No. 01TR8061491
Qualified in Queens County
Commission Expires Dec. 20, 2019

EXHIBIT A
DESCRIPTION OF THE LAND

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, constituting Block 1011, Lot 33, Section 4 on the Land Map of the City of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Central Park South (formerly West 59th Street), with the westerly side of Avenue of the Americas (formerly 6th Avenue);

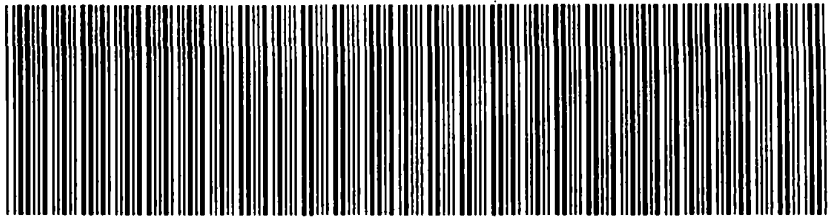
RUNNING THENCE westerly along said southerly side of Central Park South, 71 feet 6 inches;

THENCE southerly and parallel with Avenue of the Americas, 100 feet 5 inches to the center line of the block;

THENCE easterly along the center line of the block and parallel with Central Park South, 71 feet 6 inches to the easterly side of Avenue of the Americas;

THENCE northerly along the said westerly side of Avenue of the Americas, 100 feet 5 inches to the point or place of BEGINNING.

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



2016120900790001002S92F0

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016120900790001
Document Type: DEED

Document Date: 12-05-2016

Preparation Date: 12-23-2016

ASSOCIATED TAX FORM ID: 2016113000372

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

Page Count

3

2

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.

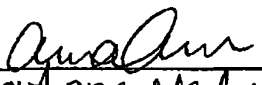
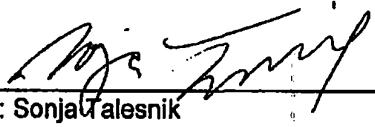
BUYER			BUYER'S ATTORNEY	
SEE ATTACHED				
BUYER SIGNATURE			DATE	
C/O PETER MOULINOS, ESQ., MOULINOS & ASSOCIATES 150			LAST NAME	
WEST 58TH STREET, 25TH FLOOR			FIRST NAME	
STREET NUMBER			TELEPHONE NUMBER	
STREET NAME (AFTER SALE)			AREA CODE	
NEW YORK			SELLER	
STATE			SEE ATTACHED	
ZIP CODE			SELLER SIGNATURE	
CITY OR TOWN			DATE	

2016113000372201

SIGNATURE PAGE TO RP-5217NYC

SELLER/GRANTOR: Trump CPS LLC


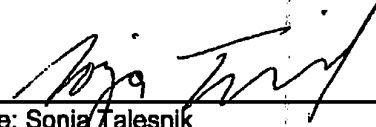
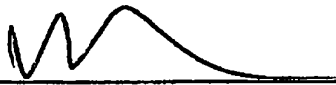

BUYER/GRANTEE: 100 CPS Realty Inc.

SIGNATURE OF BUYER/GRANTEE:	SIGNATURE OF SELLER/GRANTOR:
100 CPS Realty Inc.	Trump CPS LLC
By: 	By: 
Name: Anna Rahid	Name: Sonja Talesnik
Title: President	Title: Assistant Secretary

SIGNATURE PAGE TO SMOKE DETECTOR AFFIDAVIT

GRANTOR: Trump CPS LLC

GRANTEE: 100 CPS Realty Inc.

<p>SWORN TO AND SUBSCRIBED TO BEFORE ME ON December <u>1</u>, 2016</p> <p></p> <p>Notary Public</p> <p>MATTHEW R. MARON Notary Public, State of New York Qualified in Westchester County Certificate Filed in New York County No. 02MA8141848 Commission Expires March 6, 2018</p>	<p>SIGNATURE OF GRANTOR:</p> <p>Trump CPS LLC</p> <p>By: </p> <p>Name: Sonja Talesnik Title: Assistant Secretary</p>
<p>SWORN TO AND SUBSCRIBED TO BEFORE ME ON December 5, 2016</p> <p></p> <p>Notary Public</p> <p>WILLIAM M. TRUSKOWSKI Notary Public, State of New York No. 01TR6061491 Qualified in Queens County Commission Expires Dec. 20, 2019</p>	<p>SIGNATURE OF GRANTEE:</p> <p>100 CPS Realty Inc.</p> <p>By: </p> <p>Name: Anna Nalid Title: President</p>