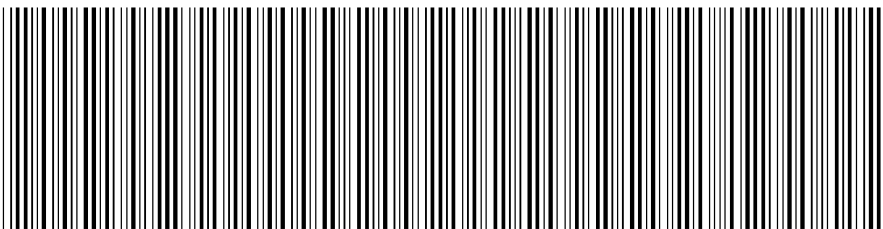


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2017122200272001001EDCE4

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2017122200272001

Document Date: 12-18-2017

Preparation Date: 12-22-2017

Document Type: DEED

Document Page Count: 6

PRESENTER:

MIT NATIONAL LAND SERVICES
ONE PENN PLAZA, 34TH FLOOR
PICK UP MICHAEL DANTZLER
NEW YORK, NY 10119
212-239-1000
MITCR185165

RETURN TO:

MIT NATIONAL LAND SERVICES
ONE PENN PLAZA, 34TH FLOOR
PICK UP MICHAEL DANTZLER
NEW YORK, NY 10119
212-239-1000
MITCR185165

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1011	7079	Entire Lot 14G	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:

CPS APARTMENT 14G LLC
TRUMP PARC EAST,, 100 CENTRAL PARK SOUTH
NEW YORK, NY 10019

GRANTEE/BUYER:

100 CPS PENTHOUSE LLC
C/O DAVID L. COHEN, TRUMP PARC EAST,, 100
CENTRAL PARK SOUTH, UNIT 14G
NEW YORK, NY 10019

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:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

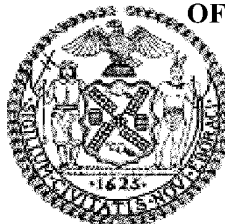
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 12-26-2017 13:45

City Register File No.(CRFN):

2017000470097



Annette McMill

City Register Official Signature

CONDOMINIUM UNIT DEED

THIS INDENTURE is made on December 18, 2017 between CPS Apartment 14G LLC, having an address at 725 Fifth Avenue, 26th Floor, New York, NY 10022 ("**Grantor**") and 100 CPS Penthouse LLC, having an address at Trump Parc East, 100 Central Park South, Unit 14G, New York, NY 10019 ("**Grantee**").

WITNESSETH:

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

The Condominium Unit (the "**Unit**") known as Unit No. 14G 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 No. 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, as amended (the "**Declaration**"). This Unit is also designated as Tax Lot 7079 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 0.6920% 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 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.

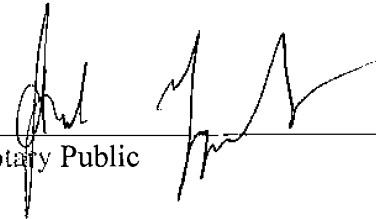
IN WITNESS WHEREOF, the Grantor has duly executed this indenture as of the day and year first above written.

CPS APARTMENT 14G LLC

By:  _____
Name: Sonya Talesnik
Title: Authorized Person

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

On ~~December~~ 18, 2017 before me, the undersigned, a Notary Public in and for said State, 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 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.



Notary Public

Haroula Zopantis
New York State Notary Public
Reg. No. 01296160577
Qualified in Queens County
Comm. Expires Feb. 12, 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, 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.

CONDOMINIUM UNIT DEED

FOR

CPS APARTMENT 14G LLC

TO

100 CPS PENTHOUSE LLC

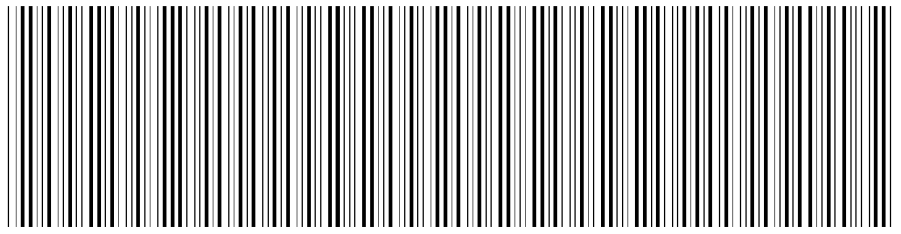
**100 Central Park South
New York, NY 10019**

County	New York
Section	4
Block	1011
Lot	7079

Record and Return to:

MIT National Land Services
One Penn Plaza, 34th Floor
New York, NY 10019
Attn: Mark Israel, Esq.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2017122200272001001S1265

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017122200272001
Document Type: DEED

Document Date: 12-18-2017

Preparation Date: 12-22-2017

ASSOCIATED TAX FORM ID: 2017110600122

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

2
1

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

State of New York }
County of NY } SS.:

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
100 CENTRAL PARK SOUTH 14G

Street Address Unit/Apt.
MANHATTAN New York, 1011 7079 (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).

CPS Apartment 14G LLC
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor
Authorized Person, Sonja Talesnik
Sworn to before me
this 8 day of December 2017

MARIA ENRIQUEZ
Notary Public, State of New York
Registration #01EN6282871
Qualified in Queens County
Commission Expires May 28, 2021

100 CPS Penthouse LLC
Name of Grantee (Type or Print)
[Signature] Vice President
Signature of Grantee
David L. Cohen, VP
Affirmed Sworn to before me
this 7th day of December 2017

Horea Zepantis
New York State Notary Public
Reg. No. 01286100677
Qualified in Queens County
Comm. Expires Feb. 14, 2019

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.