



Prestige Title Agency, Inc.

130 Pompton Avenue,
Verona, New Jersey 07044
973-239-0101 Fax: 973-239-7033 www.prestigetitle.net

June 15, 2022

LAURENCE SLOUS, ESQUIRE
SLOUS LAW GROUP LLC
24 HIGHWOOD ROAD
WEST ORANGE, NJ 07052

Re: File Number: **21-065031-L-LS-PT-OC**
Premises: **23 BROAD STREET, Township of Bloomfield**
County: **Essex, NJ 07003**
Purchaser(s): **BLOOMFIELD BROAD ASSOCIATES LLC**
Seller(s): **JR BROAD STREET, L.L.C.**

Dear MR. SLOUS:

Enclosed herewith is the following:

Original recorded Deed :

BLOOMFIELD BROAD ASSOCIATES LLC, by Deed from JR BROAD STREET, L.L.C., dated 4/28/2022, recorded 5/25/2022, in the Essex County Clerk/Register's Office at Instrument No. 2022051492.

Thank you for allowing Prestige Title Agency, Inc. to assist you in your title insurance needs. Your continued patronage is appreciated.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jill Hume", written in black ink.

Jill Hume
Prestige Title Agency, Inc.

Enclosures

65031

JUAN M. RIVERA, JR
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**
PRESTIGE TITLE AGENCY, INC
130 POMPTON AVENUE
VERONA, NJ 07044
ATTN:

Instrument Number - 2022051492
Recorded On 5/25/2022 At 10:55:47 AM

* Instrument Type - DEED
Invoice Number - 581822 User ID: BB
* Grantor - JR BROAD STREET, L.L.C.
* Grantee - BLOOMFIELD BROAD ASSOCIATES LLC
* PARCEL IDENTIFICATION NUMBER
Block: 241 Lot: 41 - BLOOMFIELD

***Total Pages - 6**

*** FEES**

COUNTY REALTY TAX	\$600.00
COUNTY REALTY TAX - PHPFA	\$300.00
NJ PRESERVATION ACCOUNT	\$35.00
INDEX-COVER PAGE FEE	\$20.00
REGISTER RECORDING FEE	\$45.00
STATE REALTY TAX	\$1,500.00
STATE REALTY TAX - EAA	\$980.00
STATE REALTY TAX - GENERAL PURPOSE	\$1,130.00
NJAHTF	\$675.00
HOMELESSNESS TRUST FUND	\$3.00
CODE BLUE EMERGENCY	\$2.00
SHELTER SERVICES	
TOTAL PAID	\$5,290.00

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey



Juan M. Rivera, Jr
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2022051492



21-065031-L-LS-PT-OC
RECORD AND RETURN TO:
PRESTIGE TITLE AGENCY, INC.
130 POMPTON AVENUE
VERONA NJ 07044
973-239-0101

Prepared by:

CHRISTOPHER M. RODRIGUEZ, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

DEED

THIS DEED is made on April 28, 2022 and **delivered at closing on May 3, 2022.**

BETWEEN

JR BROAD STREET, L.L.C., a New Jersey limited liability company,

whose address is 694 Main Avenue, 2nd Floor, Passaic, NJ 07055,

referred to as the Grantor,

AND

BLOOMFIELD BROAD ASSOCIATES LLC, a New Jersey limited liability company,

whose address is 2 Broad Street, 4th Floor, Bloomfield, NJ 07003,

referred to as the Grantee.

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

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Six Hundred Thousand and 00/100 Dollars (\$600,000.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1). Municipality: Township of Bloomfield, County of Essex, Block 241, Lot 41.

PROPERTY. This property consists of the land and all the buildings and structures of the land in the Township of Bloomfield, County of Essex, State of New Jersey. The property is commonly known as 23 Broad Street, Bloomfield, New Jersey 07003, and is more particularly described in the Legal Description annexed hereto and incorporated herein by reference.

BEING the same premises conveyed to JR BROAD STREET, L.L.C. by Deed from 23 BROAD STREET, INC., dated January 10, 2003, and recorded in the Essex County Clerk's Office on January 13, 2003, in Deed Book 5941, Page 292.

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).

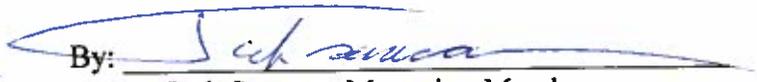
WHO IS BOUND. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

SIGNATURES. This Deed is signed and attested to by the Grantor as of the date set forth at the top of the first page.

Witness:

JR BROAD STREET, L.L.C.


ELI SAMANN

By: 
Jack Samaan, Managing Member

STATE OF NEW JERSEY }
 }SS:
COUNTY OF PASSAIC }

I CERTIFY that on this 28th day of April, 2022,

Jack Samaan personally came before me and acknowledged under oath, to my satisfaction that this person (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) is authorized to and has executed this Deed as Managing Member and Authorized Signatory of JR Broad Street, L.L.C., the entity named in this Deed; and
- (c) made this Deed for the full and actual consideration paid or to be paid for the transfer of title in the amount of \$600,000.00. (Such consideration is defined in N.J.S.A. 46:15-5).
- (d) Executed this document as the voluntary act of the entity named in this document.


A Notary Public of New Jersey

Melissa T. Colon-Arroyo
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 8, 2026

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
JR BROAD STREET, L.L.C.
Current Street Address
694 Main Avenue, 2nd Floor
City, Town, Post Office
Passaic
State
NJ
ZIP Code
07055

Property Information

Block(s)
241
Lot(s)
41
Qualifier
Street Address
23 Broad Street
City, Town, Post Office
Bloomfield
State
NJ
ZIP Code
07003

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$600,000	\$600,000	5/3/2022

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is 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 is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred 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.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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 may 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. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

4/28/2022
Date
Signature (Seller)
Jack Samaan, Managing Member
Indicate if Power of Attorney or Attorney in Fact

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

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. 21-065031-L-LS-PT-OC

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE Township of Bloomfield, IN THE COUNTY OF Essex, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SIDE OF BROAD STREET, SAID POINT BEING DISTANT NORTHERLY 214.75 FEET TO BLOOMFIELD AVENUE AND FROM THAT POINT RUNNING; THENCE

- 1) ALONG SAID EASTERLY SIDE OF BROAD STREET, NORTH 16 DEGREES 30 MINUTES EAST, 20.08 FEET TO A POINT; THENCE
- 2) SOUTH 68 DEGREES 50 MINUTES EAST, 100.00 FEET TO A POINT; THENCE
- 3) SOUTH 16 DEGREES 30 MINUTES WEST, 20.00 FEET TO A POINT; THENCE
- 4) NORTH 68 DEGREES 50 MINUTES WEST 50.07 FEET TO A POINT; THENCE
- 5) NORTH 61 DEGREES 49 MINUTES WEST, 18.48 FEET TO A POINT; THENCE
- 6) NORTH 73 DEGREES 03 MINUTES WEST, 31.67 FEET TO A POINT IN THE EASTERLY SIDE OF BROAD STREET AND THE POINT AND PLACE OF BEGINNING.

BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF BROAD STREET DISTANT 214.75 FEET NORTHEASTERLY FROM THE POINT FORMED BY THE INTERSECTION OF THE EASTERLY LINE OF BROAD STREET AND BLOOMFIELD AVENUE AND RUNNING:

- 1) ALONG THE EASTERLY LINE OF BROAD STREET, NORTH 16 DEGREES 30 MINUTES EAST A DISTANCE OF 20.08 FEET TO A POINT; THENCE
- 2) SOUTH 68 DEGREES 50 MINUTES EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE
- 3) SOUTH 16 DEGREES 30 MINUTES WEST A DISTANCE OF 19.76 FEET TO A POINT; THENCE
- 4) NORTH 68 DEGREES 50 MINUTES WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE
- 5) NORTH 61 DEGREES 49 MINUTES WEST A DISTANCE OF 18.48 FEET TO A POINT; THENCE
- 6) NORTH 73 DEGREES 03 MINUTES WEST A DISTANCE OF 31.67 FEET TO THE POINT OR PLACE OF BEGINNING.

THE ABOVE PREMISES BEING FURTHER DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY MANNO SURVEYING, INC., DATED 3/13/18, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BROAD STREET, THEREIN DISTANT 213.14 FEET NORTHEASTERLY FROM THE POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF BROAD STREET AND THE NORTHEASTERLY LINE OF BLOOMFIELD AVENUE AND RUNNING:

- 1) ALONG THE SOUTHEASTERLY LINE OF BROAD STREET, NORTH 16 DEGREES 30 MINUTES EAST A DISTANCE OF 20.08 FEET TO A POINT; THENCE
- 2) SOUTH 68 DEGREES 50 MINUTES EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE
- 3) SOUTH 16 DEGREES 30 MINUTES WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE

- 4) NORTH 68 DEGREES 50 MINUTES WEST A DISTANCE OF 50.07 FEET TO A POINT; THENCE
- 5) NORTH 61 DEGREES 49 MINUTES WEST A DISTANCE OF 18.48 FEET TO A POINT; THENCE
- 6) NORTH 73 DEGREES 03 MINUTES WEST A DISTANCE OF 31.67 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: ALSO BEING KNOWN AS TAX LOT 41 IN TAX BLOCK 241 ON THE OFFICIAL TAX MAP OF THE Township of Bloomfield, Essex COUNTY, STATE OF NEW JERSEY.