

Hudson County Recording Data Page Jeffrey Dublin Hudson County Register		Official Use Only - Barcode 20250820010063390 1/5 08/20/2025 09:16 AM DEED Bk: 9923 Pg: 576 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 359750	
Official Use Only - Realty Transfer Fee		20250820010063390 08/20/2025 09:16:15 am Consideration: \$455000.00 Exempt Code: Regular County:\$455.00 State:\$1137.50 NJAHTF:\$457.50 PHPF:\$227.50 EAR:\$646.50 General:\$819.00 Buyer's Fee: \$0.00 Total RTF: \$3743.00	
Date of Document: 2025-08-12		Type of Document: DEED (Select all Deed Doc Types)	
First Party Name: Ana Chapman;		Second Party Name: Philip Elsaker; Stephen Elsaker;	
Additional Parties: Stephen Elsaker			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 249	Lot: 36
Municipality: Bayonne	
Consideration: 455000.00	
Mailing Address of Grantee: 14 O'brien Court Bayonne, NJ 07002	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:
HUDSON COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.	

DISCLAIMER

A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

DEED

This Deed is made on **08/ 12/ 2025**

BETWEEN
Ana Chapman
Married

whose post office address is
14 O'Brien Court, Bayonne, NJ 07002
referred to as the Grantor,
AND

Phil Elsaker, Married and
Stephen Elsaker, Married
Tenants in Common
whose post office address is about to be
14 O'Brien Court, Bayonne, NJ 07002
referred to as the Grantee.

A COPY OF THIS DEED HAS BEEN
SENT TO ASSESSOR'S OFFICE

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 **Four Hundred Fifty-Five Thousand Dollars and 00/100 (\$455,000.00)**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **Bayonne** Block No. **249** Lot No. **36**, Qualifier No. and Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable)
3. **Property.** The Property consists of the land and all the building and structures on the land in the **City of Bayonne**, County of **Hudson** and State of New Jersey.

The legal description is:

- Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

Being the same premises conveyed to **Ana Chapman** by deed from **Louis Redondo and Dolores Mary Redondo AKA Mary D. Redondo, H/W**, dated **01/26/2022** recorded **02/15/2022** in the Hudson County Register's Office in Book **9640**, Page **668**.

Prepared by:
Eugene P. O'Connell, Esq.

(For Recorders Use Only)

UNOFFICIAL

The street address of the Property is:
14 O'Brien Court, Bayonne, NJ 07002

- 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.)

Witnessed or Attested by:

B. O'Connell
Witness

Ana Chapman (Seal)
Ana Chapman

STATE OF NEW JERSEY, COUNTY OF Hudson SS:
I CERTIFY that on 08 / 12 / 2025

Ana Chapman

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.
- (c) made this Deed for **\$455,000.00** 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

Grigaite & Abdelsaved, LLC
Counsellors At Law
363 Broadway, Bayonne, NJ 07002

Eugene P. O'Connell
Eugene P. O'Connell, Esq.
Attorney at Law, State of New Jersey
Print name and title below signature

GIT/REP-3
(8-24)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
Ana Chapman

Current Street Address
147 Arlington Avenue

City, Town, Post Office
Jersey City

State
NJ

ZIP Code
07305

Property Information

Block(s)
249

Lot(s)
36

Qualifier

Street Address
14 O'Brien Court

City, Town, Post Office
Bayonne

State
NJ

ZIP Code
07002

Seller's Percentage of Ownership
100

Total Consideration
\$455,000.00

Owner's Share of Consideration
\$455,000.00

Closing Date
08-15-2025

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.
- 7a. 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 CODE 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. See instructions.
- 7b. Seller only received like-kind property.
8. 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.
9. 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.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. 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.
12. 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.
13. The property transferred is a cemetery plot.
14. 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.
15. 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.
16. 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.

08-15-2025

Ana Chapman

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

FILED
20250820010063390
08/20/2025 09:16 AM
DEED
NUMBER OF PAGES : 5
JCHAMBERS

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. CST25020403

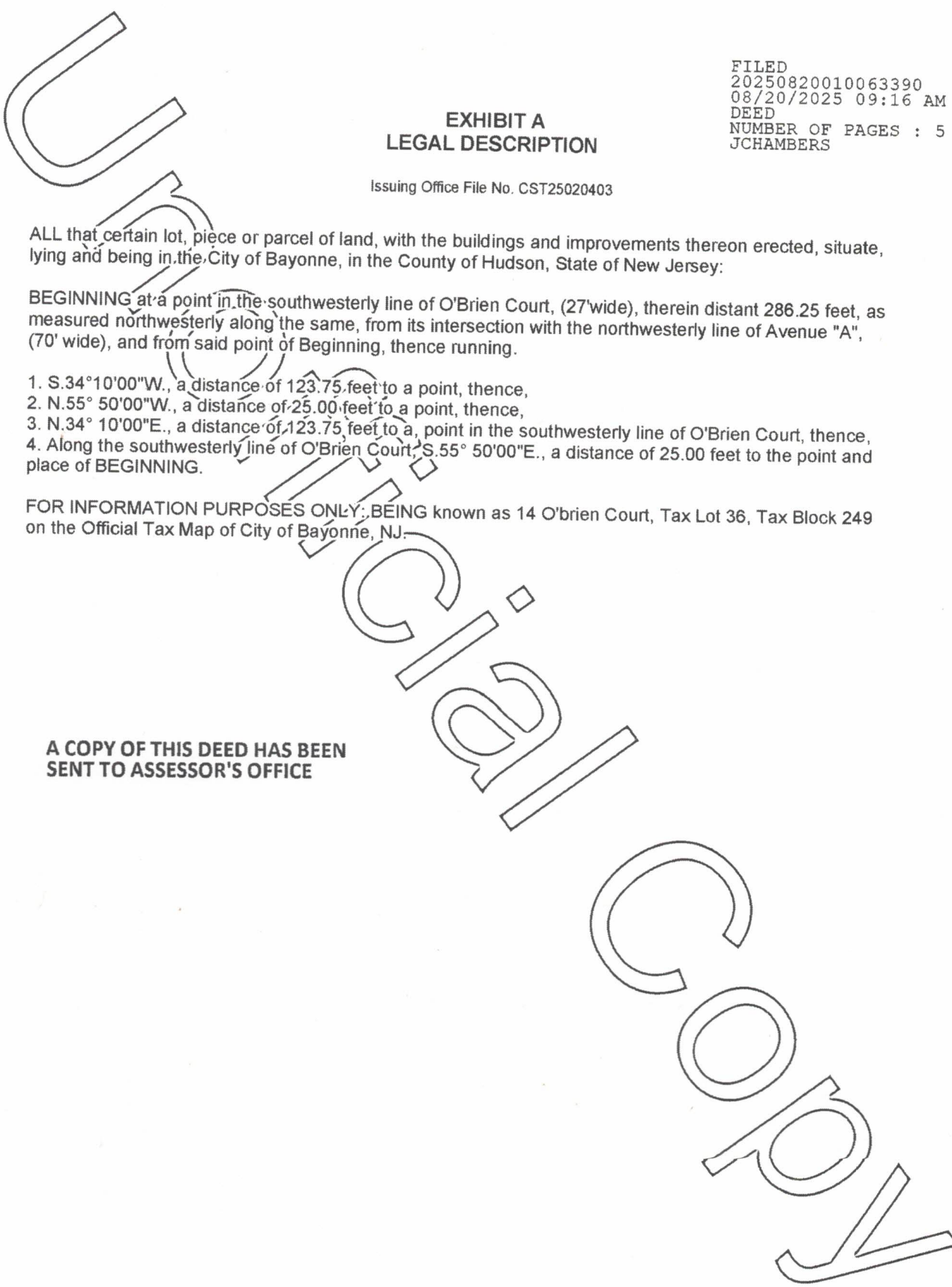
ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, in the County of Hudson, State of New Jersey:

BEGINNING at a point in the southwesterly line of O'Brien Court, (27' wide), therein distant 286.25 feet, as measured northwesterly along the same, from its intersection with the northwesterly line of Avenue "A", (70' wide), and from said point of Beginning, thence running.

1. S.34°10'00"W., a distance of 123.75 feet to a point, thence,
2. N.55° 50'00"W., a distance of 25.00 feet to a point, thence,
3. N.34° 10'00"E., a distance of 123.75 feet to a point in the southwesterly line of O'Brien Court, thence,
4. Along the southwesterly line of O'Brien Court, S.55° 50'00"E., a distance of 25.00 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY; BEING known as 14 O'brien Court, Tax Lot 36, Tax Block 249 on the Official Tax Map of City of Bayonne, NJ.

**A COPY OF THIS DEED HAS BEEN
SENT TO ASSESSOR'S OFFICE**



This Indenture,

Made the 15th day of July, in the year of our Lord
One Thousand Nine Hundred and Sixty-Eight

Between NICHOLAS MAKAR and AMELIA MAKAR, his wife,
residing at #14 O'Brien Court,

in the City of Bayonne County of Hudson
and State of New Jersey party of the first part;

And ANDREW BOCK and SOPHIE R. BOCK, his wife,
residing at #14 O'Brien Court,

COUNTY OF HUDSON
CONSIDERATION 19,000
REALTY TRANSFER FEE 19.00
DATE 7/15/68 BY [Signature]

in the City of Bayonne County of Hudson
and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of
Nineteen Thousand (\$19,000.00) Dollars
lawful money of the United States of America, to them in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by
these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
party of the second part, and to their heirs
and assigns, forever.

All those certain two lots,
tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being
in the City of Bayonne County of Hudson
and State of New Jersey:

BEGINNING at a point in the southerly side of O'Brien Court distant
286.25 feet westerly along the same from the westerly side of Avenue A and
from said beginning point running (1) Southerly at right-angles to said side
of O'Brien Court 123.75 feet; thence (2) Westerly parallel with the said
side of O'Brien Court 25 feet; thence (3) Northerly parallel with the first
course 123.75 feet to the southerly side of O'Brien Court and thence (4)
Easterly along the southerly side of O'Brien Court 25 feet to the point or
place of BEGINNING.

BEING the same premises conveyed to Nicholas Makar and Amelia Makar,
his wife, by two deeds, one made by Anna Duda dated September 30, 1942,
recorded October 1st, 1942 in the Hudson County Register's Office in Book
2023 of Deeds at Page 57, and the other made by Allan Gorrin and wife dated
January 2, 1952 and recorded January 7, 1952 in said Register's Office in
Book 2489 of deeds at Page 596.

TOGETHER with the easement of a party driveway subsisting between premises numbers 12 and 14 O'Brien Court, Bayonne, New Jersey extending from the southerly side of O'Brien Court to a point distant 74.45 feet south from said side of O'Brien Court.

RECEIVED

JUL 15 3 07 PM '68

Dr. ...
HUDSON COUNTY
REGISTER OF DEEDS

LIBER 3040 PG 582

Official Copy

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to hold all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs, and assigns forever:

And the said parties of the first part,

for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs and assigns that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the parties of the first part have set their hands and seals on and under these presents at the place above written, and caused the same to be signed to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Nicholas A. Panepinto
Nicholas A. Panepinto

Nicholas Makar (IS)
Nicholas Makar

Amelia Makar (IS)
Amelia Makar

Amelia Makar

State of New Jersey, } ss.:
County of

Be it Remembered, that on this _____ day of _____
in the year One Thousand Nine Hundred and _____
before me, the subscriber,

personally appeared

who, being by me duly sworn on oath, doth depose and make proof to my satisfaction, that he is the _____ of _____

the grantor named in the within instrument; that is the _____ President of said corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the board of directors of said corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed and said Instrument signed and delivered by said _____ President, as and for his voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn and subscribed before me, _____ at _____ the date aforesaid

1 45 729 3301900000

323 010122213

RECORDED

323 010122213

NICHOLAS MAKAR and AMELIA MAKAR, his wife

2/18 3767

TO

ANDREW BOCK and SOPHIE R. BOCK, his wife,

Dated, July 15th, 1968

Retrieved in the _____ Office of _____, N.J., on the _____ day of _____, 19____ at _____ o'clock, in the _____ noon and _____ Recorded in Book _____ of DEEDS for _____ said County, on page _____

DEED PREPARED BY: Nicholas A. Panepinto, Esq. 591 Avenue C, Bayonne, N.J. 07002

RECORD & RETURN TO:

ANDREW BOCK 14 O'Brien Court New Jersey

GRANTOR GRANTEE

State of New Jersey, } ss.:
County of HUDSON

Be it Remembered, that on this 15th day of July in the year One Thousand Nine Hundred and Sixty-Eight An Attorney at Law of New Jersey personally appeared Nicholas Makar and Amelia Makar, his wife,

who, I am satisfied, are the grantors mentioned in the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the monetary value of the entire compensation paid or to be paid therefor by the grantees is the sum of Nineteen Thousand (\$19,000.00) Dollars

Nicholas A. Panepinto, An Attorney at Law of New Jersey

LIBER 3040 PG 584