

**TITLE**



COASTAL TITLE AGENCY, INC.  
PO Box 740  
Freehold, New Jersey 07728  
Ph: 732 308-1660 / 800 521-0378  
Fax: 732 308-1881  
Website: www.coastaltitleagency.com

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Satellite Office: 44 Bright Street  
Jersey City, NJ 07302

## REPORT ON TITLE

REFERENCE NO.: CT-79201S

TAX LOT: 8 TAX BLOCK: 262

PREMISES: County of Hudson  
City of Hudson  
365-371 JF Kennedy Blvd.  
Bayonne, NJ 07002

TITLE VESTED IN: Kennedy Boulevard MW, LLC

By Deed Book 9613 Page 870

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### SUBJECT TO:

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1. RIGHTS OF PARTIES IN POSSESSION, IF ANY, OTHER THAN THE RECORD OWNER.

2. RESTRICTIONS:

None for Period Searched

3. SETBACK LINES:

None for Period Searched

4. SUCH STATE OF FACTS THAT AN ACCURATE SURVEY WOULD DISCLOSE.

5. COUNTY LIEN SEARCHES:

Tax Sale Certificate in Book 20464 Page 849

6. EASEMENTS:

None for Period Searched

7. MUNICIPAL SEARCHES:

Not ordered

8. COUNTY JUDGMENTS:

None for Period Searched

**9. UPPER COURT SEARCHES:**

Not ordered

**10. MORTGAGES:**

None for Period Searched

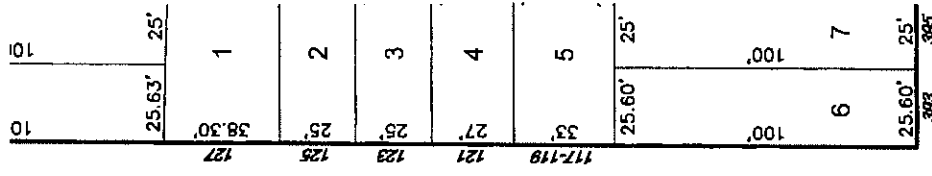
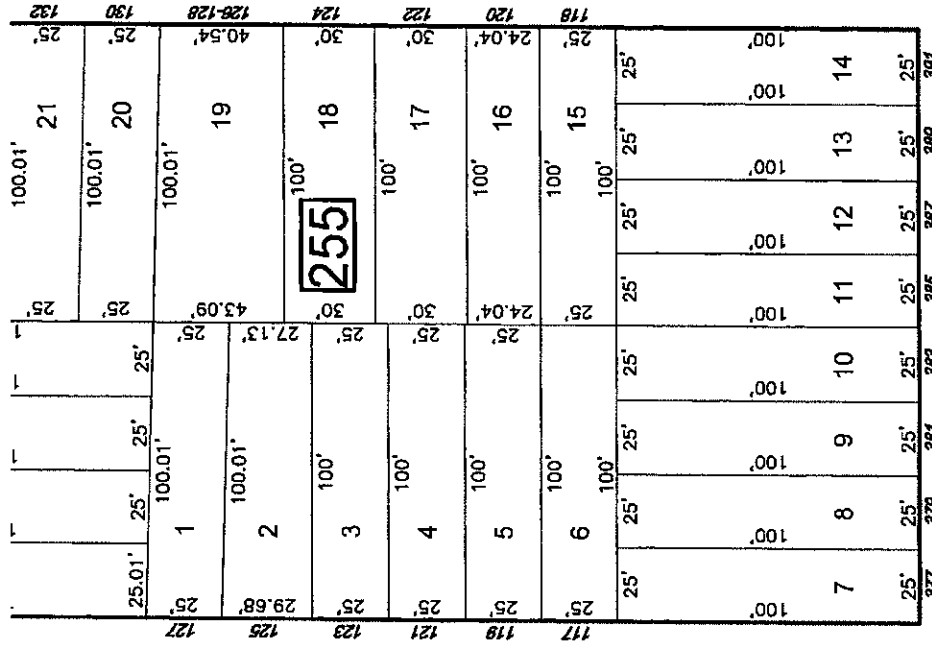
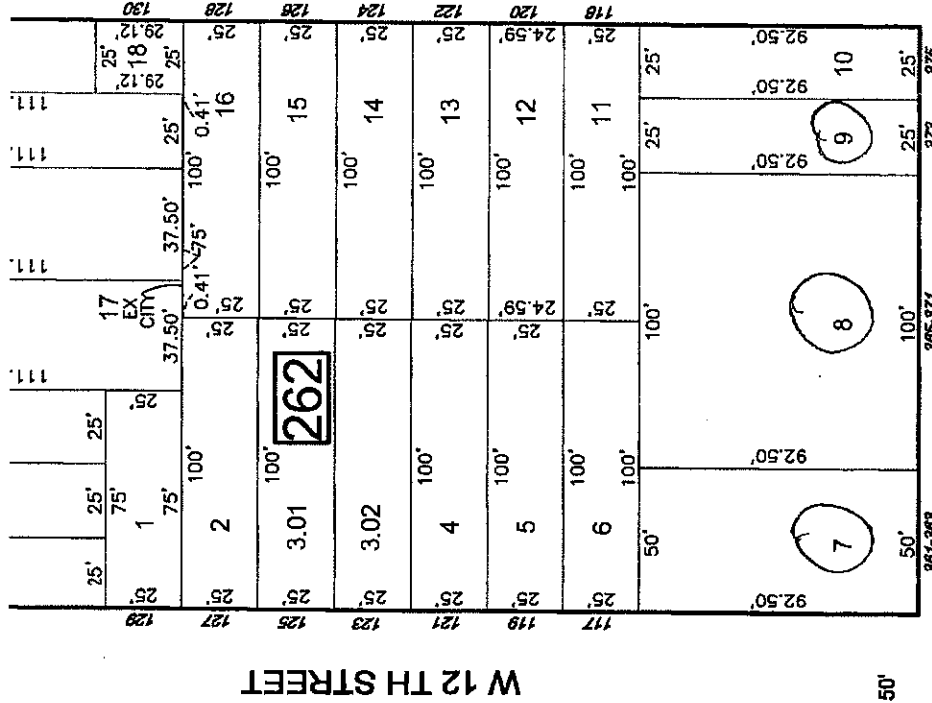
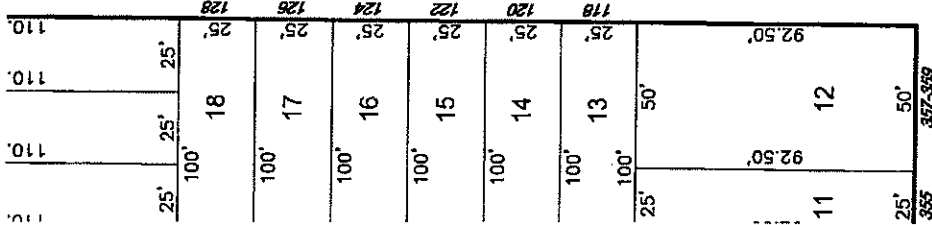
- 
11. This is a continuation search from Book 9613 Page 870 to date and is subject to search and examination of earlier title.
  12. This search is made for and certified to Michael C. Schonberger, Esq.. No others may rely on the accuracy of this search for any reason.

This search was commenced on September 16, 2021 and runs to the date hereof. We have relied on the county indices in making this search. No liability will be assumed for errors or omissions therein. Total liability hereunder is limited to \$1,000.00.


Dated: July 22, 2025

By: 

ROBERT F. AGEL, PRESIDENT



JOHN F. KENNEDY MEMORIAL BOULEVARD

<p><b>Hudson County Recording Data Page</b>  <b>Honorable Diane Coleman</b>  <b>Hudson County Register</b></p> <p>20211112010117940 1/5          11/12/2021 01:14 PM DEED          Bk: 9613 Pg: 870          DIANE-COLEMAN          Hudson County, Register of Deeds          Receipt No. 153226</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20211112010117940          11/12/2021 01:14:20 pm          Consideration: \$999999.00          Exempt Code: Regular          County:\$1000.00 State:\$2500.00          NJAHTF:\$1275.00 PHPF:\$500.00          EAA:\$1900.00 General:\$2400.00          Buyer's Fee: \$0.00          Total RTP: \$9575.00</p>
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<p>Record &amp; Return To:          Coastal Title Agency          2 Paragon Way          Freehold, NJ 07728</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p>
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<p>Date of Document:  <b>09/17/2021</b></p>	<p>Type of Document:  <b>DEED</b></p>
<p>First Party Name:          PAZ PARTNERS HOLDINGS LLC</p>	<p>Second Party Name:          KENNEDY BOULEVARD MW, LLC</p>
<p>Additional Parties:</p>	

<p><b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b></p>	
<p>Block: <b>262</b></p>	<p>Lot: <b>8</b></p>
<p>Municipality: <b>Bayonne</b></p>	
<p>Consideration: <b>\$999999.00</b></p>	
<p>Mailing Address of Grantee:  <b>701 AVENUE E, BAYONNE, NJ 07002</b></p>	

<p><b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b></p>	
<p>Original Book:          Instrument No:</p>	<p>Original Page:</p>

**HUDSON COUNTY RECORDING DATA PAGE**

DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE PERMANENT RECORD.

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

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

# Deed

This Deed is made on September 17, 2021

Between

**PAZ PARTNERS HOLDINGS LLC**

whose post office address is 17 Shonny Court, Lakewood, NJ 08701

referred to as the Grantor,

and

**Kennedy Boulevard MW, LLC**

whose post office address is 701 Avenue E, Bayonne, NJ 07002

referred to as the Grantee.

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 **Nine Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$999,999.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) City of Bayonne  
Block No. 262 Lot No. 8

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the City of Bayonne, County of Hudson and State of New Jersey.

The Legal Description is annexed hereto and made a part hereof.

Title is vested in PAZ PARTNERS HOLDINGS LLC by Final Judgement dated February 21, 2018, recorded February 26, 2018, in Deed Book 9285, Page 587.

SUBJECT to easements and/or other restrictions of record, if any, municipal ordinances and such facts as an ordinary survey would reveal.



**COASTAL TITLE AGENCY, INC.**  
PO Box 740  
Freehold, New Jersey 07728  
Ph: 732 308-1660 / 800 521-0378  
Fax: 732 308-1881  
Website: www.coastaltitleagency.com

American Land Title Association

Commitment for Title Insurance 08/01/16

Adopted 05/23/2017 Technical Corrections 04/02/2018, Last Revised 09/01/19

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A - 3**

**DESCRIPTION**

File No. CT-75866

ALL that certain lot, parcel or tract of land, situate and lying in the City of Hudson, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Hudson County Boulevard distant southerly along the same fifty (50) feet from the corner formed by the intersection of the westerly side of the Hudson County Boulevard with the southerly side of West Thirteenth Street, running thence

- (1) Westerly, parallel with the southerly side of West Thirteenth Street 92.5 feet; thence
- (2) Southerly parallel with the westerly side of the Hudson County Boulevard, 100 feet; thence
- (3) Easterly and again parallel with the southerly side of West Thirteenth Street 92.5 feet to the Westerly side of the Hudson County Boulevard; thence
- (4) Northerly along the westerly side of Hudson County Boulevard 100 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 8 in Block 262 on the City of Hudson Tax Map.

Property Address: 365-371 Kennedy Boulevard, Bayonne, NJ 07002

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

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

NEW JERSEY LAND TITLE INSURANCE RATING BUREAU

NJRS 3-09  
Last Revised: 08/01/19

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

State of New Jersey  
Seller's Residency Certification/Exemption

**SELLER(S) INFORMATION**

Name(s)  
PAZ PARTNERS HOLDINGS LLC

Current Street Address:  
17 Shonny Court

City, Town, Post Office  
Lakewood

State  
NJ

Zip Code  
08701

**PROPERTY INFORMATION**

Block(s)  
262

Lot(s)  
8

Qualifier

Street Address:  
365-371 Kennedy Boulevard

City, Town, Post Office  
Bayonne

State  
New Jersey

Zip Code  
07002

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$999,999.00	\$999,999.00	9/12/2021

**SELLER 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.
- Seller did not receive non-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 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. By checking this box  I certify that the 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.

9/17/2021

Date

*Moshe Ritterman, Managing member*

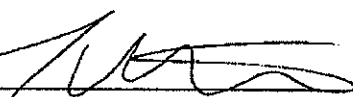
FILED  
20211112010117940  
11/12/2021 01:14 PM  
DEED  
NUMBER OF PAGES : 5  
rshah

The street address of the Property is: 365-371 Kennedy Boulevard, 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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

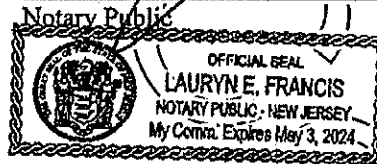
**PAZ PARTNERS HOLDINGS LLC**

By:   
**Moshe Ritterman, Managing Member**

STATE OF NEW JERSEY, COUNTY OF MONMOUTH, ss.:

I CERTIFY that on **September 17, 2021**, **Moshe Ritterman** personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as **Managing Member** of **PAZ PARTNERS HOLDINGS LLC**, the entity named in this instrument;
- (c) executed this instrument as the act of the entity named in this instrument; and
- (d) made this Deed for **\$999,999.00** 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).





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**RECORD AND RETURN TO:**  
Coastal Title Agency, Inc.  
2 Paragon Way  
Freehold, NJ 07728

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CT-75866

457637

Hudson County Recording Data Page Jeffrey Dublin Hudson County Register 	<b>Official Use Only - Barcode</b>  20230627060056570 1/3 06/27/2023 02:41 PM MORTGAGES Bk: 20464 Pj: 849 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 254205
Record and Return to: TAXSERV CAPITAL SERVICES, LLC 400 N. CONGRESS AVE, SUITE 101 WEST PALM BEACH, FL 33401	<b>Official Use Only - Realty Transfer Fee</b>
Date of Document: <b>APRIL 19, 2023</b>	Type of Document: <b>TAX SALE CERTIFICATE</b>
First Party Name: KENNEDY BOULEVARD MW, LLC	Second Party Name: RTLF-NJ LLC
Additional Parties:	

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

Original Book:	Original Page:
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**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.

COPY

# CERTIFICATE OF SALE

## FOR UNPAID MUNICIPAL LIENS

457637

CERTIFICATE
No. 23-0276

I, **ROSEMARIE MARTINEZ**, COLLECTOR OF TAXES of the taxing district of the  
 the COUNTY of **HUDSON** CITY of **BAYONNE** and State of New Jersey, do hereby certify that on  
 the **NINETEENTH** day of **APRIL**, **2023** at a public sale of lands for  
 delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements  
 thereto I sold to **RTLE-NJ LLC**

whose address is **PO BOX 8401, CAROL STREAM IL 60197-8401**

for **TWENTY-THOUSAND-THREE-HUNDRED-THIRTY-ONE** dollars and **95/100** cents, the land  
 in said taxing district described as Block No. **262** Lot No. **8**  
 and known as **365-371 BOULEVARD** on the tax  
 duplicate thereof and assessed thereon to **KENNEDY BOULEVARD MW, LLC**

**THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:**

	AMOUNT	INTEREST	TOTAL
<b>Taxes For: 2022</b>	16,745.88	2,333.81	19,079.69
<b>YEAR-END PENALTY</b>	1,093.23	59.03	1,152.26
<b>Assessments For Improvements</b>			
<b>COST OF SALE</b>	100.00		100.00
<b>TOTAL AMOUNT OF SALE</b>	17,939.11	2,392.84	20,331.95

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of  
**18.00 % (EIGHTEEN )** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by  
 statute. The sale is subject to municipal charges accruing after **DECEMBER 31, 2022**  
 municipal authority charges accruing after **APRIL 19, 2023** and assessment  
 installments not yet due, amounting to - - - dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **19TH** day of **APRIL**, **2023**

STATE OF NEW JERSEY  
 COUNTY OF: **HUDSON**

*Rosemarie Martinez*  
 \_\_\_\_\_  
 ROSEMARIE MARTINEZ, COLLECTOR OF TAXES SEAL

BE IT REMEMBERED, that on this **NINETEENTH** day of **APRIL**, **2023** before me a  
**NOTARY PUBLIC** of New Jersey, personally appeared **ROSEMARIE MARTINEZ**  
 the Collector of Taxes of the taxing district of **CITY OF BAYONNE** in the County of **HUDSON**  
 who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the  
 contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and  
 purposes therein expressed.

Prepared By: *Rosemarie Martinez* \_\_\_\_\_ *Debra Hudson* \_\_\_\_\_  
 ROSEMARIE MARTINEZ, PREPARER DEBRA HUDSON, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on DEBRA HUDSON, whose of the collector, the Notary Public who takes this  
 acknowledgement, and the preparer shall be printed, typed or stamped, with each signature the name of the person that signed.

NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires Nov 12, 2023  
 ID# 2306895

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

Name of Municipality \_\_\_\_\_

BY: \_\_\_\_\_ Mayor ATTEST: \_\_\_\_\_ Municipal Clerk

(N.J.S.A. 46:18-11.6 & 54: 5-55)

Seal of Municipality to be affixed

Please Record and Return To :  
TaxServ Capital Services FL, LLC  
400 N. Congress Ave, Suite 101  
West Palm Beach, FL 33401

County on Pages \_\_\_\_\_

Recorded in Book \_\_\_\_\_

A.D. 20 \_\_\_\_\_

on the \_\_\_\_\_ day of \_\_\_\_\_

at \_\_\_\_\_ o'clock in the \_\_\_\_\_

noon and \_\_\_\_\_ for said

Received in the Register Office of the County of \_\_\_\_\_ New Jersey

Entered \_\_\_\_\_

Computed \_\_\_\_\_

Checked \_\_\_\_\_

To \_\_\_\_\_

Municipality of \_\_\_\_\_

County, New Jersey \_\_\_\_\_

Collector of Taxes \_\_\_\_\_

No. \_\_\_\_\_

**Tax Sale Certificate**

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

Name of Corporation \_\_\_\_\_

BY: \_\_\_\_\_ President ATTEST: \_\_\_\_\_ Secretary

Corporate Seal to be affixed

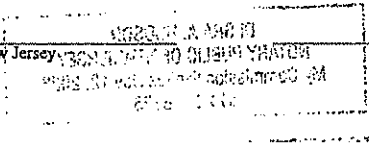
AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

\_\_\_\_\_  
A Notary Public of New Jersey

\_\_\_\_\_  
Signature of Holder of Certificate



copy



COASTAL TITLE AGENCY, INC.  
PO Box 740  
Freehold, New Jersey 07728  
Ph: 732 308-1660 / 800 521-0378  
Fax: 732 308-1881  
Website: www.coastaltitleagency.com

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Satellite Office: 44 Bright Street  
Jersey City, NJ 07302

## REPORT ON TITLE

REFERENCE NO.: CT-79200S

TAX LOT: 9 TAX BLOCK: 262

PREMISES: County of Hudson  
City of Bayonne  
373 JF Kennedy Blvd.  
Bayonne, NJ 07002

TITLE VESTED IN: 373 Kennedy Blvd Partners LLC

By Deed Book 9663 Page 678

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### SUBJECT TO:

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1. RIGHTS OF PARTIES IN POSSESSION, IF ANY, OTHER THAN THE RECORD OWNER.

2. RESTRICTIONS:

None for Period Searched

3. SETBACK LINES:

None for Period Searched

4. SUCH STATE OF FACTS THAT AN ACCURATE SURVEY WOULD DISCLOSE.

5. COUNTY LIEN SEARCHES:

Tax Sale Certificate in Book 20616 Page 93

6. EASEMENTS:

None for Period Searched

7. MUNICIPAL SEARCHES:

Not ordered

8. COUNTY JUDGMENTS:

None for Period Searched

**9. UPPER COURT SEARCHES:**

Not ordered

**10. MORTGAGES:**

None for Period Searched

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11. This is a continuation search from Book 9663 Page 678 to date and is subject to search and examination of earlier title.
12. This search is made for and certified to Michael C. Schonberger, Esq.. No others may rely on the accuracy of this search for any reason.

This search was commenced on April 3, 2022 and runs to the date hereof. We have relied on the county indices in making this search. No liability will be assumed for errors or omissions therein. Total liability hereunder is limited to \$1,000.00.


Dated: July 22, 2025

By: 

ROBERT T. AGEL, PRESIDENT



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

<p><b>Hudson County Recording Data Page</b>                  Honorable Jeffrey Dublin                  Hudson County Register</p> 	<p>20220504010048770 1/5                  05/04/2022 09:33 AM DEED                  Bk: 9663 Pg: 678                  JEFFREY DUBLIN                  Hudson County, Register of Deeds                  Receipt No. 192505</p>
<p>Record &amp; Return To:                  Coastal Title Agency                  2 Paragon Way                  Freehold, NJ 07728</p>	<p>20220504010048770  <i>Official Use Only - Realty Transfer Fee</i>                  Consideration: \$540000.00                  Exempt Code: Regular                  County:\$540.00 State:\$1350.00                  NJAHTF:\$585.00 PHPF:\$270.00                  EAA:\$842.00 General:\$972.00                  Buyer's Fee: \$0.00                  Total RTP: \$4559.00</p>

<p>Date of Document:  <b>04/04/2022</b></p>	<p>Type of Document:  <b>DEED</b></p>
<p>First Party Name:                  JUDITH HUNTER</p>	<p>Second Party Name:                  373 KENNEDY BLVD PARTNERS</p>
<p>Additional Parties:</p>	

<p align="center"><b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b></p>	
<p>Block: <b>262</b></p>	<p>Lot: <b>9</b></p>
<p>Municipality: <b>Bayonne</b></p>	
<p>Consideration: <b>\$540000.00</b></p>	
<p>Mailing Address of Grantec:  <b>373 KENNEDY BOULEVARD, BAYONNE, NJ 07002</b></p>	

<p align="center">THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR                  ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book:                  Instrument No:</p>	<p>Original Page:</p>

<p align="center"><b>HUDSON COUNTY RECORDING DATA PAGE</b></p> <p align="center">DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT                  CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE                  PERMANENT RECORD.</p>
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A COPY OF THIS DEED HAS BEEN SENT TO ASSESSOR'S OFFICE

**DEED**

Prepared by:	<i>John J. Smith, Jr.</i>
John J. Smith, Jr.	Attorney-at-Law

This deed is made on April <sup>17</sup>~~1~~, 2022

**BETWEEN**

Judith Hunter

whose post office address is 373 Kennedy Boulevard, Bayonne, NJ 07002

referred to as **GRANTOR**,

**AND**

373 Kennedy Blvd Partners LLC

whose post office address is about to be 373 Kennedy Boulevard, Bayonne, NJ 07002

referred to as **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 \$540,000.00. The Grantor acknowledges receipt of this money.

*Five hundred forty thousand and 00/100*

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Municipality of Bayonne

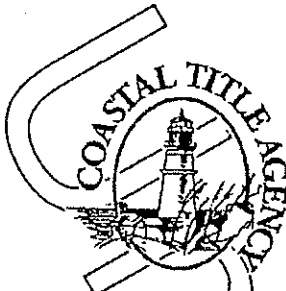
Block No. 262      Lot No. 9      Account No.

No property tax identification is available on the date of this deed.

**PROPERTY.** The property consists of the land and all the buildings and structures on the land located at 373 Kennedy Boulevard, in the City of Bayonne, County of Hudson and State of New Jersey. The legal description is:

See Schedule "A-3" attached hereto and made a part hereof.

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



COASTAL TITLE AGENCY, INC.  
PO Box 740  
Freehold, New Jersey 07728  
Ph: 732 308-1660 / 800 521-0378  
Fax: 732 308-1881  
Website: www.coastaltitleagency.com

American Land Title Association

Commitment for Title Insurance 08/01/16

Adopted 05/23/2017 Technical Corrections 04/02/2018, Last Revised 09/01/19

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A - 3

DESCRIPTION

File No. CT-76351

ALL that certain lot, parcel or tract of land, situate and lying in the City of Bayonne, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point on the westerly side of the Hudson Boulevard, distant along the same 25 feet southerly from the corner formed by the intersection of the southerly side of West Thirteenth Street with the said westerly side of the Hudson Boulevard; running thence

- (1) westerly and parallel with the said side of West Thirteenth Street 92.5 feet; thence
- (2) southerly and parallel with said side of Hudson Boulevard 25 feet; thence
- (3) easterly and parallel with the first course 92.5 feet to the said westerly side of Hudson Boulevard and thence
- (4) northerly and along the said westerly side of the Hudson Boulevard 25 feet to the point or place of Beginning.

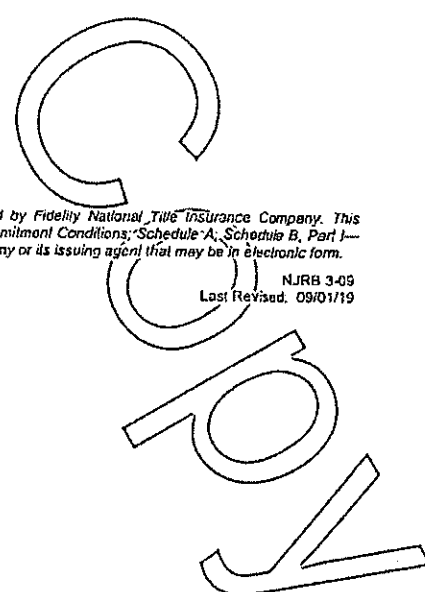
FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 9 in Block 262 on the City of Bayonne Tax Map.

Property Address: 373 J Kennedy Boulevard, Bayonne, NJ 07002

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-09  
Last Revised: 09/01/19



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

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Judith Hunter  
Current Street Address  
373 Kennedy Boulevard  
City, Town, Post Office Bayonne State NJ ZIP Code 07002

**Property Information**

Block(s) 262 Lot(s) 9 Qualifier  
Street Address  
373 Kennedy Boulevard  
City, Town, Post Office Bayonne State NJ ZIP Code 07002  
Seller's Percentage of Ownership 100 Total Consideration \$540,000.00 Owner's Share of Consideration \$540,000.00 Closing Date 4/5/2022

**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.  
 Seller did not receive non-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**

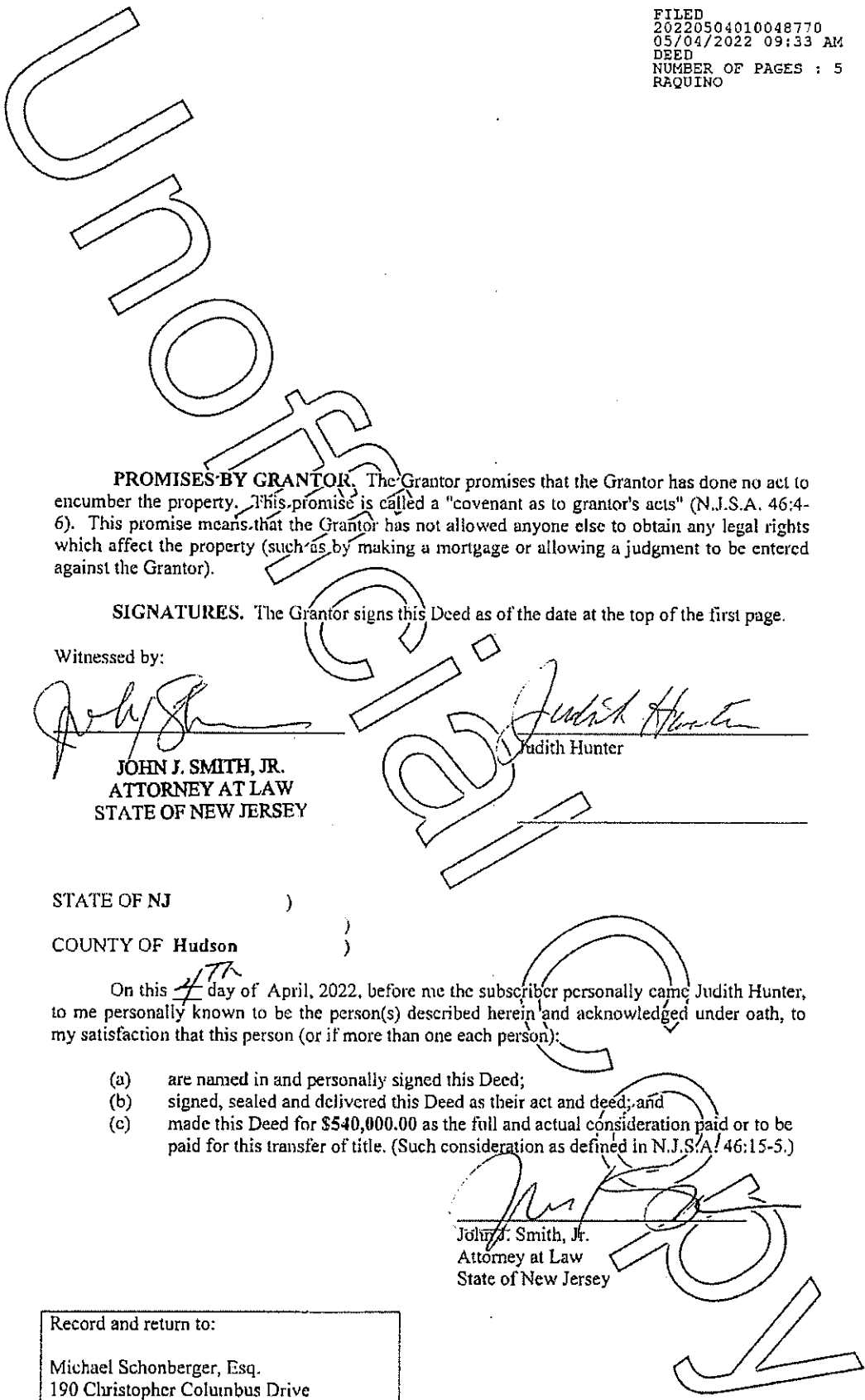
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the 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.

4/4/2022 Date  
Judith Hunter Signature (Seller) Judith Hunter Indicate if Power of Attorney or Attorney in Fact

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

10/4

FILED  
20220504010048770  
05/04/2022 09:33 AM  
DEED  
NUMBER OF PAGES : 5  
RAQUINO



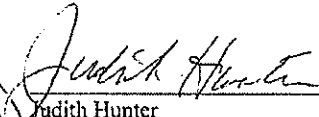
**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



**JOHN J. SMITH, JR.  
ATTORNEY AT LAW  
STATE OF NEW JERSEY**



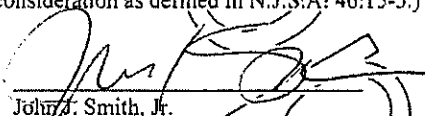
Judith Hunter

STATE OF NJ )

COUNTY OF Hudson )

On this <sup>4<sup>th</sup></sup> day of April, 2022, before me the subscriber personally came Judith Hunter, to me personally known to be the person(s) described herein and acknowledged under oath, to my satisfaction that this person (or if more than one each person):


- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$540,000.00 as the full and actual consideration paid or to be paid for this transfer of title. (Such consideration as defined in N.J.S.A. 46:15-5.)



John J. Smith, Jr.  
Attorney at Law  
State of New Jersey

<p>Record and return to:</p> <p>Michael Schonberger, Esq. 190 Christopher Columbus Drive Suite 2A Jersey City, NJ 07302</p>
---

458345

<p><b>Hudson County Recording Data Page</b>                  Jeffrey Dublin                  Hudson County Register</p> 	<p><b>Official Use Only - Barcode</b></p> <p>20240626060061150 1/3                  06/26/2024 09:59 AM MORTGAGES                  Bk: 20616 Pg: 93                  JEFFREY DUBLIN                  Hudson County, Register of Deeds                  Receipt No. 302339</p>
<p><b>Record and Return to:</b>                  TAXSERV CAPITAL SERVICES, LLC                  400 N. CONGRESS AVE, SUITE 101                  WEST PALM BEACH, FL 33401</p>	<p><b>Official Use Only - Realty Transfer Fee</b></p>
<p><b>Date of Document:</b>                  APRIL 17, 2024</p>	<p><b>Type of Document:</b>                  TAX SALE CERTIFICATE</p>
<p><b>First Party Name:</b>                  373 KENNEDY BLVD PARTNERS</p>	<p><b>Second Party Name:</b>                  RTLF-NJ LLC</p>
<p><b>Additional Parties:</b></p>	

<p align="center"><b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b></p>	
<p><b>Block:</b></p>	<p><b>Lot:</b></p>
<p><b>Municipality:</b></p>	
<p><b>Consideration:</b></p>	
<p><b>Mailing Address of Grantee:</b></p>	

<p align="center"><b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b></p>	
<p><b>Original Book:</b></p>	<p><b>Original Page:</b></p>

**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.

458345

# CERTIFICATE OF SALE

## FOR UNPAID MUNICIPAL LIENS

**CERTIFICATE**  
 No. 24-0142

I, **ROSEMARIE MARTINEZ**, COLLECTOR OF TAXES of the taxing district of the **CITY** of **BAYONNE** in the COUNTY of **HUDSON** and State of New Jersey, do hereby certify that on the **SEVENTEENTH** day of **APRIL**, **2024** at a public sale of lands for delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to **RTLF-NJ LLC**

whose address is **PO BOX 8401, CAROL STREAM IL 60197-8401**

for **TWO-THOUSAND-EIGHT-HUNDRED-SEVENTY-THREE** dollars and **90/100** cents, the land in said taxing district described as Block No. **0262** Lot No. **0009** and known as **373 BOULEVARD**, on the tax duplicate thereof and assessed thereon to **373 KENNEDY BLVD PARTNERS**

### THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
<b>Taxes For: 2024</b>	2,665.48	152.07	2,817.55
<b>Assessments For Improvements</b>			
<b>COST OF SALE</b>	56.35		56.35
<b>TOTAL AMOUNT OF SALE</b>	2,721.83	152.07	2,873.90

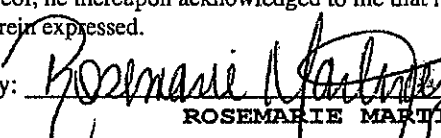
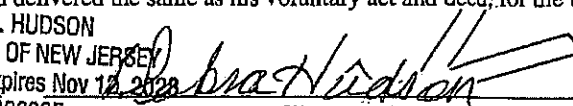
Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00 % (EIGHTEEN )** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **DECEMBER 31, 2024** ; municipal authority charges accruing after **APRIL 17, 2024** and assessment installments not yet due, amounting to - - - dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **17TH** day of **APRIL**, **2024**

STATE OF NEW JERSEY  
 COUNTY OF: **HUDSON**

  
**ROSEMARIE MARTINEZ**, COLLECTOR OF TAXES
 SEAL

BE IT REMEMBERED, that on this **SEVENTEENTH** day of **APRIL**, **2024** before me a **NOTARY PUBLIC** of New Jersey, personally appeared **ROSEMARIE MARTINEZ**, the Collector of Taxes of the taxing district of **CITY OF BAYONNE** in the County of **HUDSON**, who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By:  **ROSEMARIE MARTINEZ**, PREPARER  
  
**DEBRA A. HUDSON**, NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires Nov 12, 2024  
**DEBRA HUDSON**, NOTARY PUBLIC  
 ID# 2306835

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

\_\_\_\_\_  
Name of Municipality

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Municipal Clerk

(NJSA 46:18-11.6 & 54: 5-55)

Seal of Municipality to be affixed

Please Record and Return To:  
TaxServ Capital Services FL, LLC  
400 N. Congress Ave, Suite 101  
West Palm Beach, FL 33401

No. \_\_\_\_\_

**Tax Sale Certificate**

Collector of Taxes

Municipality of \_\_\_\_\_  
County, New Jersey

To \_\_\_\_\_

Entered \_\_\_\_\_ Compared \_\_\_\_\_ Checked \_\_\_\_\_

Received in the Register Office of the County of \_\_\_\_\_  
New Jersey

on the \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 20 \_\_\_\_\_, at \_\_\_\_\_ o'clock in the \_\_\_\_\_  
Recorded in Book \_\_\_\_\_ noon and \_\_\_\_\_  
County on Pages \_\_\_\_\_ for said

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

\_\_\_\_\_  
Name of Corporation

BY: \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

\_\_\_\_\_  
A Notary Public of New Jersey

\_\_\_\_\_  
Signature of Holder of Certificate



COASTAL TITLE AGENCY, INC.  
PO Box 740  
Freehold, New Jersey 07728  
Ph: 732 308-1660 / 800 521-0378  
Fax: 732 308-1881  
Website: www.coastaltitleagency.com

---

Satellite Office: 44 Bright Street  
Jersey City, NJ 07302

## REPORT ON TITLE

REFERENCE NO.: CT-79199  
TAX LOT: 7 TAX BLOCK: 262  
PREMISES: County of Hudson  
City of Jersey City  
361-363 JF Kennedy Blvd.  
Jersey City, NJ 07302  
TITLE VESTED IN: Kennedy Boulevard MW LLC  
By Deed Book 9621 Page 856

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### SUBJECT TO:

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1. RIGHTS OF PARTIES IN POSSESSION, IF ANY, OTHER THAN THE RECORD OWNER.

2. RESTRICTIONS:

None for Period Searched

3. SETBACK LINES:

None for Period Searched

4. SUCH STATE OF FACTS THAT AN ACCURATE SURVEY WOULD DISCLOSE.

5. COUNTY LIEN SEARCHES:

Tax Sale Certificate in Book 20464 Page 859

6. EASEMENTS:

None for Period Searched

7. MUNICIPAL SEARCHES:

Not ordered

8. COUNTY JUDGMENTS:

None for Period Searched

**9. UPPER COURT SEARCHES:**

Not ordered

**10. MORTGAGES:**

None for Period Searched

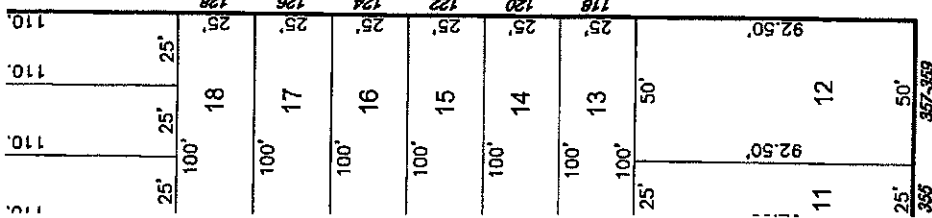
- 
11. This is a continuation search from Book 9621 Page 856 to date and is subject to search and examination of earlier title.
  12. This search is made for and certified to Michael C. Schonberger, Esq.. No others may rely on the accuracy of this search for any reason.

This search was commenced on October 26, 2021 and runs to the date hereof. We have relied on the county indices in making this search. No liability will be assumed for errors or omissions therein. Total liability hereunder is limited to \$1,000.00.

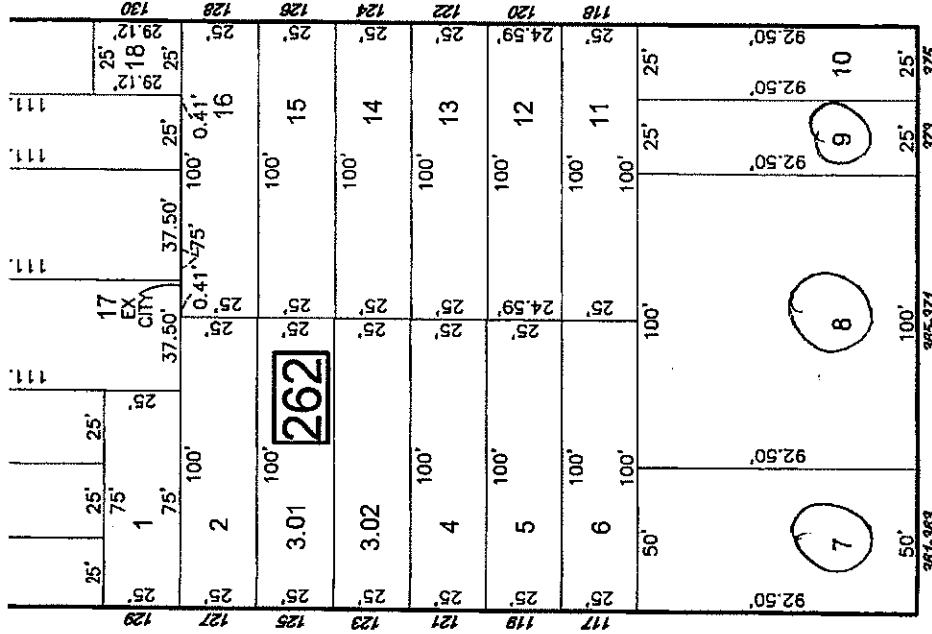
Dated: July 22, 2025

By: 

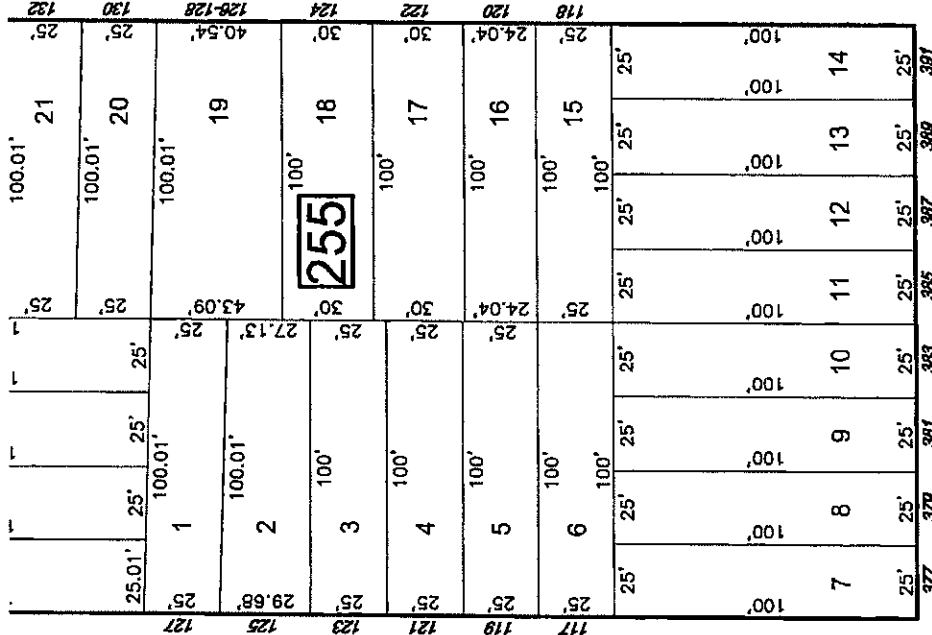
ROBERT P. AGEL, PRESIDENT



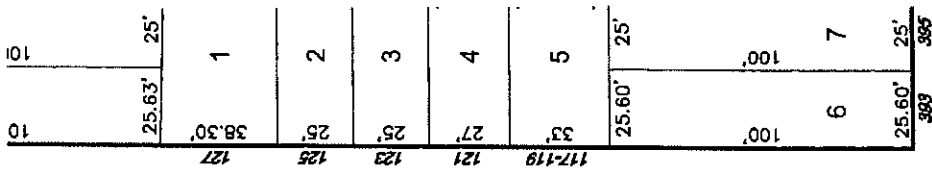
W 12 TH STREET



W 13 TH STREET




W 14 TH STREET



JOHN F. KENNEDY MEMORIAL BOULEVARD

N ↗

<p><b>Hudson County Recording Data Page</b>  <b>Honorable Diane Coleman</b>  <b>Hudson County Register</b></p> 	<p><i>Official Use Only - Barcode</i></p> <p>20211209010128690 1/5                  12/09/2021 11:06 AM DEED                  Bk: 9621 Pg: 856                  DIANE COLEMAN                  Hudson County, Register of Deeds                  Receipt No. 159903</p>
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<p>Record &amp; Return To:                  Law Office of Michael C. Schonberger, LLC                  190 Christopher Columbus Drive, Suite 2A                  Jersey City, NJ 07302</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p> <p>20211209010128690                  12/09/2021 11:06:24 am                  Consideration: \$625000.00                  Exempt Code: Regular                  County: \$625.00 State: \$1562.50                  NJAHTF: \$712.50 PHPF: \$312.50                  EAA: \$1037.50 General: \$1200.00                  Buyer's Fee: \$0.00                  Total RTE: \$5450.00</p>
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<p>Date of Document:  <b>10/27/2021</b></p>	<p>Type of Document:  <b>DEED</b></p>
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<p>First Party Name:                  MICHAEL FALCIANI, EXECUTOR OF THE LAST WILL AND TESTAMENT OF JEAN FALCIANI</p>	<p>Second Party Name:                  KENNEDY BOULEVARD MW LLC</p>
--	---

Additional Parties:

<p><b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b></p>	
<p>Block: 262</p>	<p>Lot: 7</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: \$625000.00</p>	
<p>Mailing Address of Grantee:  <b>317 GROVE STREET, JERSEY CITY, NJ 07302</b></p>	

<p><b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b></p>	
<p>Original Book:                  Instrument No:</p>	<p>Original Page:</p>

**HUDSON COUNTY RECORDING DATA PAGE**  
 DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT  
 CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE  
 PERMANENT RECORD.

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

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

# DEED

This Deed is made on October 27, 2021 and delivered on November 22, 2021

## Between

Michael Falciani, Executor of the Last Will and Testament of Jean Falciani,

whose post office address is 20 Springbrook Drive, Jackson, NJ 08527,

referred to as the Grantor,

and

Kennedy Boulevard MW LLC,

whose post office address is 317 Grove Street, Jersey City, NJ 07302,

referred to as the Grantee.

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 **SIX HUNDRED TWENTY-FIVE THOUSAND (\$625,000.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of City of Bayonne  
Block No. 262 Lot No. 7 Qualifier 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 buildings 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 a part hereof.  
(check box if applicable)

**BEING THE SAME LAND AND PREMISES** vested in Michael Falciani as Executor Under the Last Will and Testament of Jean Falciani, Dated June 20, 2006, probated February 28, 2020, in the Hudson County Surrogate's Office as File No. 319364.

**BEING THE SAME LAND AND PREMISES PREVIOUSLY** vested in Jean Falciani as Surviving Tenant By-the-Entirety by Deed from Joseph Pintauro and Claire Pintauro, His Wife, dated April 30, 2008, recorded May 1, 2008, in the Hudson County Clerk's Office in Deed Book 3299, Page 900.

**Note:** August D. Falciani departed this life on January 18, 1999.

The street address of the Property is: 361-363 JF Kennedy Boulevard, Bayonne, NJ 07002.

Prepared by: (print signer's name below signature)  
Michael O. Bertone, Esq.

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

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

**Seller's Information**

Name(s) Michael Falciani, Executor of the Last Will and Testament of Jean Falciani  
 Current Street Address 20 Springbrook Drive  
 City, Town, Post Office Jackson State NJ ZIP Code 08752

**Property Information**

Block(s) 262 Lot(s) 7 Qualifier \_\_\_\_\_  
 Street Address 361-363 JF Kennedy Boulevard  
 City, Town, Post Office Bayonne State NJ ZIP Code 07002  

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
<u>100</u>	<u>\$625,000.00</u>	<u>\$625,000.00</u>	<u>11/22/2021</u>

**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.  
 Seller did not receive non-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.

10/27/2021 Date  
Michael Falciani Signature (Seller) Michael Falciani, Executor Indicate if Power of Attorney or Attorney in Fact  
 \_\_\_\_\_  
 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

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

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Hudson, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of Kennedy Boulevard, formerly Hudson County Boulevard, and the northerly side of West 12<sup>th</sup> Street; thence running

- (1) northerly and along said side of Kennedy Boulevard 50 feet; thence
- (2) westerly and parallel with West 12<sup>th</sup> Street 92.5 feet; thence
- (3) southerly and at right angles to West 12<sup>th</sup> Street 50 feet; thence
- (4) easterly and along the northerly side of West 12<sup>th</sup> Street 92.5 feet to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 7 in Block 262 on the City of Hudson Tax Map.

Property Address: 361-363 JF Kennedy Boulevard, Bayonne, NJ 07002

UNRECORDED COPY

FILED  
20211209010128690  
12/09/2021 11:06 AM  
DEED  
NUMBER OF PAGES : 5  
NGODFREY

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).

Witness: Michael G Canaley  
Printed

Michael G Canaley

Michael Falciani (SEAL)  
Michael Falciani, Executor of the Last Will  
and Testament of Jean Falciani

Michael G Canaley  
Notary Public  
New Jersey

STATE OF NEW JERSEY, COUNTY OF MONMOUTH: ss.: My Commission Expires 4-13-2022  
No. 50058668

I CERTIFY that on October 27th, 2021, Michael Falciani, Executor of the Last Will and Testament of Jean Falciani, 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;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$625,000.00 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).


Michael G Canaley  
Notary Public for the State of New Jersey

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**RECORD AND RETURN TO:**  
Michael Schonberger, Esq.  
190 Christopher Columbus Drive, Suite A  
Jersey City, NJ 07302  
Phone: 201-492-1212 – Fax: 201-604-7101

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457639

<b>Hudson County Recording Data Page</b> Jeffrey Dublin Hudson County Register 	<b>Official Use Only - Barcode</b>  20230627060056590 1/3 06/27/2023 02:48 PM MORTGAGES BK: 20464 Pg: 059 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 254269
<b>Record and Return to:</b> TAXSERV CAPITAL SERVICES, LLC 400 N. CONGRESS AVE, SUITE 101 WEST PALM BEACH, FL 33401	<b>Official Use Only - Realty Transfer Fee</b>
<b>Date of Document:</b> APRIL 19, 2023	<b>Type of Document:</b> TAX SALE CERTIFICATE
<b>First Party Name:</b> KENNEDY BOULEVARD MW-LLC	<b>Second Party Name:</b> RTLF-NJ LLC
<b>Additional Parties:</b>	

<b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b>	
<b>Block:</b>	<b>Lot:</b>
<b>Municipality:</b>	
<b>Consideration:</b>	
<b>Mailing Address of Grantee:</b>	
<b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b>	
<b>Original Book:</b>	<b>Original Page:</b>
<b>HUDSON COUNTY RECORDING DATA PAGE</b> 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.

20230627060056590

# CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

457639  
**CERTIFICATE**  
 No. 23-0277

I, **ROSEMARIE MARTINEZ**, **CITY** of **BAYONNE**, COLLECTOR OF TAXES of the taxing district of the **HUDSON** County and State of New Jersey, do hereby certify that on the **NINETEENTH** day of **APRIL**, **2023** at a public sale of lands for delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to **RTLF-NJ, LLC**

whose address is **PO BOX 8401, CAROL STREAM IL 60197-8401**

for **SIXTEEN-THOUSAND-SEVEN-HUNDRED-NINE** dollars and **17/100** cents, the land in said taxing district described as Block No. **262** Lot No. **7** and known as **361-363 BOULEVARD**, on the tax duplicate thereof and assessed thereon to **KENNEDY BOULEVARD MW LLC**

**THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:**

	AMOUNT	INTEREST	TOTAL
<b>Taxes For: 2022</b>	<b>13,773.22</b>	<b>1,889.62</b>	<b>15,662.84</b>
<b>YEAR-END PENALTY</b>	<b>897.85</b>	<b>48.48</b>	<b>946.33</b>
<b>Assessments For Improvements</b>			
<b>COST OF SALE</b>	<b>100.00</b>		<b>100.00</b>
<b>TOTAL AMOUNT OF SALE</b>	<b>14,771.07</b>	<b>1,938.10</b>	<b>16,709.17</b>

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00 % (EIGHTEEN )** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **DECEMBER 31, 2022** ; municipal authority charges accruing after **APRIL 19, 2023** and assessment installments not yet due, amounting to - - - dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **19TH** day of **APRIL**, **2023**

STATE OF NEW JERSEY  
 COUNTY OF: **HUDSON**

*Rosemarie Martinez*  
**ROSEMARIE MARTINEZ** COLLECTOR OF TAXES **SEAL**

BE IT REMEMBERED, that on this **NINETEENTH** day of **APRIL**, **2023** before me a **NOTARY PUBLIC** of New Jersey, personally appeared **ROSEMARIE MARTINEZ** the Collector of Taxes of the taxing district of **CITY OF BAYONNE** in the County of **HUDSON** who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By: *Rosemarie Martinez* *Debra Hudson*  
**ROSEMARIE MARTINEZ**, PREPARER **DEBRA HUDSON**, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed; typed or stamped underneath such signature the name of the person that signed.  
 My Commission Expires Nov 12, 2023

**DEBRA A HUDSON**  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires Nov 12, 2023  
 ID# 2306835  
 MGL PRINTING SOLUTIONS TCA

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

BY: \_\_\_\_\_ Name of Municipality \_\_\_\_\_  
Mayor Municipal Clerk

(NJSA 46:18-11.6 & 54: 5-55)

Seal of Municipality to be affixed

Please Record and Return To:  
TaxServ Capital Services FL, LLC  
400 N. Congress Ave, Suite 101  
West Palm Beach, FL 33401

Entered \_\_\_\_\_ Municipality of \_\_\_\_\_  
 To \_\_\_\_\_ County, New Jersey  
 Compared \_\_\_\_\_  
 Checked \_\_\_\_\_  
 on the \_\_\_\_\_ day of \_\_\_\_\_  
 A.D. 20 \_\_\_\_\_ at \_\_\_\_\_ o'clock in the \_\_\_\_\_  
 Recorded in Book \_\_\_\_\_ for said  
 County on Pages \_\_\_\_\_  
 Received in the Register Office of the County of \_\_\_\_\_ New Jersey

Vertical stamp: 20230627060056590

Tax Sale Certificate

No. \_\_\_\_\_

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

BY: \_\_\_\_\_ Name of Corporation \_\_\_\_\_  
President Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

\_\_\_\_\_  
A Notary Public of New Jersey

\_\_\_\_\_  
Signature of Holder of Certificate

Large diagonal watermark: COPY