

ALBANY COUNTY

JUL 21 2025

ATTORNEY'S OFFICE

Kenneth P. Litz

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LITZ AND LITZ, ESQS.

Attorneys and Counselors at Law

143 Clinton Street

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www.litzandlitz.com

Leonard J. Litz

1926 - 1996

Frank J. Litz

1926 - 2009

July 14, 2025

Honorable Daniel P. McCoy

112 State Street Room 1200

Albany, New York 12207

Via e-mail: County_executive@albanycounty.com

Re: 03032-18-001502; 17L, (Albany)

245 Northern Boulevard, City of Albany 65.57-2-64

Final Judgment Granted - Signed July 1, 2025 - Entered" 7/3/2025

Dear Mr. McCoy;

Kindly be advised that our office represents Gregory C. Watson and Damian Travier relative to their interest in premises commonly known and referred to as 245 Northern Boulevard, located in the City and County of Albany, State of New York, 12206, Tax ID No. 65.57-2-64. On July 3, 2025, my clients conveyed title to this premises to 90 East Enterprises, Inc. who are represented by Thomas J. Gabriels, Esq.

At closing, a check was cut from Seller's proceeds in the amount of Twenty-seven Thousand Seven Hundred Seventy-seven Dollars and 91/100 (27,777.91) payable to the Director of Finance representing what all believed were taxes owed to the County of Albany, per a tax search obtained by the Title Company, Shaker Abstract and Title, LLC. I received a call this morning from the Albany County Department of Finance indicating that the referenced check could not be accepted inasmuch as the Sellers no longer owned the property and that the same had been the subject of an In Rem Tax Foreclosure Proceeding that recently went to Judgment. I thereafter had a detailed conversation with Jeffrey J. P. Neal, Director of Finance, Deputy Commissioner of Management and Budget who confirmed that the taxes had been extinguished as a result of the judgment of foreclosure in the In Rem Proceeding. He did advise that the individuals who lost the property as a result of the failure to pay the real estate taxes could reacquire title to the same upon payment of those taxes that had been extinguished.

On behalf of my clients, I would respectfully request that the Albany County Legislature authorize my clients to reacquire title to their property. The Department of Finance is currently in possession of Trustco Bank Check No. 405706 in the amount of Twenty-seven Thousand Seven Hundred Seventy-Seven and 91/100 (\$27, 777.91) that we would request the County accept in order to allow the former owners to reacquire title to the referenced property as a sale back to them in order to eliminate surplus proceeding claims under the New York State Real Property Tax Law, statutes made and provided. I would further request that this matter be placed on place before the respective governmental bodies for consideration as soon as possible.

I have enclosed the following in support of this application:

- Warranty Deed with Lien Covenant
- Shaker Abstract Certificate and Report of Title
- Tax Search obtained by Shaker Abstract just prior to closing indicating taxes due in the amount of Twenty-seven Thousand Seven Hundred Seventy-one and 91/100. (27,777.91)
- Photocopy of Trustco Bank Check No. 405706 in the amount of Twenty-seven Thousand Seven Hundred Seventy-one and 91/100 (\$27,771.91) made payable to the Director of Finance

Thank you for your anticipated cooperation. If you have any questions, please feel free to contact me.

Very truly yours,

LITZ & LITZ, ESQS.

BY: /s/ Kenneth P. Litz
Kenneth P. Litz, Esq.
Kplitz@litzandlitz.com

KPL:las

Enclosure

CC: Jeffrey J.P. Neal, Director of Finance via e-mail: Jeff.Neal@albanycountyny.gov

Shaker Abstract and Title via e-mail: Andrea@shakerabstract.com

Thomas Gabriels, via e-mail Tgalbany@aol.com

Anna Bojarczuk, via e-mail annab@litzandlitz.com

Gregory C. Watson, via e-mail

Damian Travier, via e-mail

WARRANTY DEED WITH LIEN COVENANT

This Indenture made the 31 day of Feb, 2025,

Between

GREGORY C. WATSON, residing at 173 Dartmouth Street, Schenectady, New York 12304 and DAMIAN TRAVIER, residing at 82 Gibson Avenue, White Plains, New York 10607. **Party of the first part, and**

90 EAST ENTERPRISES INCORPORATED, with office located at PO Box 280
Guttenland NY, **Party of the second part,**
12054

Witnesseth that the Party of the first part, in consideration of **ONE and no/100 (\$1.00)**

DOLLAR lawful money of the United States, and other good and valuable consideration, paid by the Party of the second part, does hereby grant and release unto the Party of the second part, their heirs or successors and assigns forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being on the westerly side of Northern Boulevard in the City of Albany, County of Albany, State of New York, bounded and described as follows, viz: BEGINNING at a point in the westerly line of Northern Boulevard One Hundred Sixty-two (162) feet Six (6) inches northerly of its intersection with the northerly line of Colonie Street; running thence westerly on a line at right angles to said Northern Boulevard One Hundred Fifty (150) feet; thence northerly on a line parallel to said westerly line of Northern Boulevard Thirty-seven (37) feet and Six (6) inches; thence easterly on a line parallel to the first described line One Hundred Fifty (15) feet to the westerly line of Northern Boulevard; and thence southerly along said westerly line of Northern Boulevard Thirty-Seven (37) feet and Six (6) inches to the point or place of beginning.

BEING the same premises conveyed to the Party of the first part from Gregory C. Watson and Barbra Allen, as Distributees of Katie Lee Watson, deceased, by Deed dated November 28, 2022 and recorded in the Albany County Clerk's Office on December 9, 2022 as Instrument No. R2022-28582.

Katie Lee Watson died unmarried a resident of Albany County on June 28, 2017, leaving her son, Gregory C. Watson, her daughter, Barbara Allen and her grandson, Damian Travier, son of Willie Lee Travier, Jr., as her only heirs and distributees at law. Willie Lee Travier, Jr. predeceased Katie Lee Watson on the ____ day of _____. This Deed is meant to convey the two-thirds (2/3) interest in the premise held by the Grantor, Gregory C. Watson and the one-third (1/3) interest in the premises held by the Grantor, Damian Travier.

SUBJECT TO any and all enforceable covenants, conditions, easements and restrictions of record, if any, affecting said premises.

Together with the appurtenances and all estate and rights of the Party of the first part in and to said premises.

To have and to hold the premises herein granted unto the Party of the second part, their heirs or successors and assigns forever.

And, said Party of the first part covenants as follows:

First, that the Party of the second part shall quietly enjoy the said premises:

Second, that said Party of the first part shall forever WARRANT the title to said premises;

Third, that in compliance with Section 13 of the Lien Law, the Party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "Party" shall be construed as if it read "Parties" whenever the sense of this indenture so requires.

In Witness Whereof, the Party of the first part has duly executed this Deed the day and year first above written.

IN PRESENCE OF


GREGORY C. WATSON

L.S.


DAMIAN TRAVIER

L.S.

STATE OF NEW YORK

COUNTY OF SCHENECTADY

STATE OF NEW YORK

COUNTY OF *Wash. Folsom*

RECORD AND RETURN



CERTIFICATE AND REPORT OF TITLE

Issued by **COMMONWEALTH LAND TITLE INSURANCE COMPANY**

Commonwealth Land Title Insurance Company is a member of the Fidelity Financial Group of title insurance underwriters

TITLE INSURANCE NO. SA-25-1111

**GREGORY C. WATSON to 90 EAST ENTERPRISES INCORPORATED
245 NORTHERN BOULEVARD, CITY OF ALBANY, ALBANY COUNTY**

CERTIFIED TO: Thomas J. Gabriels, Esq.

This Company certifies that in consideration of the fees, due and payable upon the delivery of this certificate, it has examined title to the premises described in Schedule A herein, in accordance with its usual procedure and agrees to issue its standard 2021 ALTA Loan/Owner's Policy (with New York Endorsement) insuring such interest and the marketability thereof, after the closing of the transaction in conformance with procedures approved by the Company, excepting all loss or damage by reason of estates, interests, defects, objections, liens, encumbrances and other matters set forth in this certificate which are not disposed of to its satisfaction prior to such closing or issuance of the policy.

Such policy will be issued for the amount set forth herein, upon payment of the Company's fees and after the transaction has been duly closed and the closing instruments have been duly recorded and approved by the Company.

This certificate is subject to any question or objection as a result of a continuation of title to the date of closing or which may be brought to the attention of the Company prior to the closing, or if there be no closing, before the issuance of the policy.

This certificate shall be null and void (1) if the Company's fees therefore are not paid (2) If the prospective insured, his attorney or agent, or the applicant or the person to whom this certificate is addressed, makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) in any event, upon the delivery of the policy. Any claim arising by reason of the issuance of this certificate shall be restricted to the terms and conditions of the standard form of insurance policy.

If title, interest or lien to be insured was acquired by the prospective insured prior to delivery of this certificate, the Company assumes no liability under the policy when issued.

**Shaker Abstract & Title LLC
279 Troy Road – Suite 9
Rensselaer, New York 12144
(518) 477-4854
(518) 514-1330 (fax)**

Authorized Signature

**Questions regarding this report should
be directed to Andrea Hayes
Email: Andrea@shakerabstract.com**

LOAN COVERAGE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, Commonwealth Land Title Insurance Company, a Pennsylvania Corporation herein called the Company, insures as of the Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of right of access to and from the land;
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Any statutory lien for services, labor or materials furnished prior to the date hereof, and which has now gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy;
8. The invalidity or unenforceability of any assignments of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the cost, attorneys' fees and expenses incurred in defense of the title, or lien of the mortgage as insured, but only to the extent provided in the Conditions and Stipulations.

EXCLUSIONS FROM COVERAGE – LENDER'S POLICY

The following matters are expressly excluded from the coverage of the policy and the Company will not pay loss or damage costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any laws, ordinances or governmental regulation (including, but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvements now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the lands or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy. FOR LOAN POLICY ONLY: (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material); or
 - (e) resulting in loss or damage which would have not been sustained if the insured claimant had paid value for the mortgage, estate or interest insured by this Policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's rights law, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the estate of the insured mortgagee being deemed a preferential transfer, except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice of a purchaser for value or a judgment or lien creditor

SPECIAL NEW YORK COVERAGE – LENDER'S

If the recording date of the instruments creating the insured interest is later than the date of the policy, such policy shall also cover intervening liens or encumbrances, except real estate taxes assessments, water charges and sewer rents.

OWNER'S COVERAGE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, Commonwealth Land Title Insurance Company, a Pennsylvania Corporation, herein called the Company, insures as of the Date of Policy shown in Schedule A against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being furnished vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of right of access to and from the land;
7. Any statutory lien for services, labor or materials prior to the date hereof, and which has now gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy.

The Company will also pay the cost, attorneys' fees and expenses incurred in defense of the title, or lien of the mortgage as insured, but only to the extent provided in the Conditions and Stipulations.

EXCLUSIONS FROM COVERAGE – OWNER'S POLICY

The following matters are expressly excluded from the coverage of the policy and the Company will not pay loss or damage costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any laws, ordinances or governmental regulation (including, but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvements now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the lands or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy. FOR LOAN POLICY ONLY: (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material); or
 - (e) resulting in loss or damage which would have not been sustained if the insured claimant had paid value for the mortgage, estate or interest insured by this Policy.
6. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's rights law, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate of the insured mortgagee being deemed a preferential transfer, except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice of a purchaser for value or a judgment or lien creditor

SPECIAL NEW YORK COVERAGE – OWNER'S

If the recording date of the instruments creating the insured interest is later than the policy date, such policy shall also cover intervening liens or encumbrances, except real estate taxes, assessments, water charges and sewer rents.



NEW YORK COMPLIANCE

This notice is given pursuant to requirements imposed upon the Fidelity National Title Group by the New York State Insurance Department.

**Please be advised that the Fidelity National Title Group has implemented a rate calculator for your convenience to enable you to calculate your title insurance rates.
The website can be accessed at**

www.nyrates.fntg.com

This notice is directed at the person who will be paying for the title insurance and/or their legal representative.

Should you have any questions regarding the rates set forth in this title insurance commitment, please contact our office.

**Shaker Abstract
279 Troy Road, Suite 9-221
Rensselaer, New York 12144
518-477-4854
518-514-1330 (fax)**

SHAKER ABSTRACT & TITLE LLC

279 Troy Road, Suite 9/221

Rensselaer, New York 12144

Telephone 518-477-4854 Facsimile 518-462-3260

"Quality customer service since 1986"

NOTICE TO SELLERS ATTORNEY

IF THE SELLER WILL NOT BE IN ATTENDANCE AT THE CLOSING,
PLEASE HAVE THEM SIGN THE FOLLOWING DOCUMENTS ATTACHED
HERETO *AS APPLICABLE*:

- (a) Good Faith Estimate (generally page 7);
- (b) Affidavit of Title and Survey Affidavit (generally page 17);
- (c) Affidavit of Non-Foreign Citizenship (generally page 18);
- (d) Mortgage Payoff Certification (generally page 20);
- (e) LLC Affidavits, Trust Affidavits as applicable.

These are IN ADDITION to the documentation required at Schedule B –
Part II herein

PHOTO IDENTIFICATION IS ALSO REQUIRED

**PLEASE PROVIDE PROPOSED DEED AND PAYOFF LETTERS DIRECTLY TO THIS
OFFICE FOR REVIEW PRIOR TO CLOSING.**

Shaker Abstract & Title, LLC
NYS License No. TLA-1368553
279 Troy Road, Suite 9
Rensselaer, New York 12144-9499
Phone: 518-477-4854 Fax: 518-514-1330

Title Insurance Invoice

-----PURCHASERS ATTORNEY-----

Thomas J. Gabriels, Esq.
11 North Pearl Street
Albany, New York 12207

-----BANK ATTORNEY-----

-----SELLER ATTORNEY-----

Litz & Litz Law
143 Clinton Street
Schenectady, New York 12305

-----SURVEYOR-----

Title No. SA-25-1111 Purchaser(s): 90 East Enterprises Incorporated
Sellers: Gregory C. Watson Address: 245 Northern Boulevard, Albany

PURCHASERS CHARGES:

PURCHASE PRICE – OWNERS POLICY	\$55,000.00	
OWNERS POLICY		\$428.00
EXTENSIVE SEARCH CHARGES:	\$ 00.00	
TAX SEARCH CHARGES:	\$ 75.00	
BANKRUPTCY SEARCHES	\$ 00.00	
PURCHASER JUDGMENT SEARCH	\$ 00.00	
PATRIOT SEARCHES	\$ 00.00	
FILING SURCHARGE:	\$ 50.00	
COPY CHARGES	\$ 11.00	
TOTAL ADDITIONAL CHARGES	=	\$136.00

OPTIONAL MARKET VALUE RIDER FOR OWNER OCCUPIED PROPERTY \$N/A

TOTAL PURCHASERS CHARGE OWNERS POLICY	=	\$564.00
TOTAL PURCHASERS CHARGE W/OWNERS & MVR	=	\$N/A

SELLERS EXPENSES:

SEARCH CHARGES	\$ 00.00	
TAX SEARCH CHARGES	\$ 00.00	
JUDGMENT/LIEN PAYOFF	\$ 00.00	
PAYOFF MORTGAGE W/OVERNIGHT	\$ 00.00	
DELINQUENT TAX PAYOFF	\$ 75.00	
TOTAL SELLERS EXPENSES:	=	\$75.00

****WE DO NOT COLLECT RECORDING FEES IN OUR TITLE BILL****

Title costs for this transaction may include charges for certain services not specified in the TIRSA Rate Manual and are provided by Shaker Abstract at the request of your attorney and/or lender. The issuance of the title policy is not dependent upon the performance of such additional services.



Shaker Abstract & Title, LLC
279 Troy Road, Suite 9-221
Rensselaer, New York 12144

NYS GOOD FAITH ESTIMATE – TITLE INSURANCE
Pursuant to NY Law §2113(b) and §30.3(b &g)
Ancillary Charges Disclosure

The following is a list of Ancillary Charges that may or may not apply for this transaction. Below are explanation for ancillary charges that may apply. Charges will be determined after the search is complete and lenders requirements are clear.

Potential Ancillary Charges	Purchaser	Seller/Owner
Bankruptcy Searches	\$15.00 per person requested	\$15.00 per person requested
Patriot Searches	\$15.00 per person requested	\$15.00 per person requested
Purchaser Judgment Search	\$25.00 per person requested	N/A
Search Charges (Zone 1) or Difficult Search Charges	Base price \$150.00 plus \$3.00 per name per year plus time	Base price \$150.00 plus \$3.00 per name per year plus time
Municipal Tax Search	\$75.00 per property	\$75.00 per property
Extra Chain of Title	\$125.00 per chain after the 1 st	\$125.00 per chain after the 1 st
Extended Closing	\$100.00 for any hour or part thereof beyond 1 hour	\$100.00 for any hour or part thereof beyond 1 hour
Out of Area Closing (above 20 miles)	\$150.00 for each additional 20 miles	\$150.00 for each additional 20 miles
UCC Searches (County/State)	\$15.00 per name	\$15.00 per name
Corporate Documents	NYS fee plus \$100.00	NYS fee plus \$100.00
Delinquent Tax Payoff fee	N/A	\$75.00 per municipality
Mortgage Payoff fee	N/A	\$75.00 per payoff
NYS Sales Tax on Searches	As set by NYS	As set by NYS
Copy expenses	200% of actual cost	200% of actual cost
Tax Escrow fee	\$75.00	\$75.00
Judgment Payoff Fee	\$75.00	\$75.00
Municipal Charges	\$100.00 (if obtainable)	\$100.00 (if obtainable)
E-filing Documents Surcharge	\$50.00 per document	\$50.00 per document
Typed Abstract Charge	\$100.00 for any hour or part thereof typing	\$100.00 for any hour or part thereof typing
Closing Fee Only	\$150.00	\$150.00
Closing Continuation Only	\$50.00	\$50.00
Franchise Tax Search	N/A	N/A
Certified Copies	\$10.00 plus County Charge	\$10.00 plus County Charge

IMPORTANT NOTE: IF THIS IS A FINAL STATEMENT, IT MUST BE SIGNED AT CLOSING BY THE PARTY PAYING THE CHARGES LISTED ON THIS DOCUMENT OR HIS, HER OR ITS ATTORNEY IN FACT:

Date: _____
Purchaser/Borrower Signature

Date: _____
Sellers/Owners Signature

Date: _____
Purchaser/Borrower Signature

Date: _____
Sellers/Owners Signature

Date: _____
Purchaser/Borrower Signature

Date: _____
Sellers/Owners Signature

Commonwealth Land Title Insurance Company

Commonwealth Land Title Insurance Company is a member of the Fidelity Financial Group of title insurance underwriters



SHAKER ABSTRACT & TITLE LLC

279 Troy Road, Suite 9/221

Rensselaer, New York 12144

Telephone 518-477-4854 Facsimile 518-462-3260

"Quality customer service since 1986"

CERTIFICATE NUMBER: SA-25-1111

SCHEDULE A - PART I

1. Effective Date: May 3, 2025
2. Recertified Date:
3. Proposed Mortgagor(s) and/or Purchaser(s): 90 EAST ENTERPRISES INCORPORATED
4. Policy or Policies to be issued:
 - (a) ALTA 2021 Owner's Policy (10/1/2024)
Amount of Insurance: \$55,000.00
Proposed Insured: 90 EAST ENTERPRISES INCORPORATED
 - (b) ALTA 2021 Loan Policy (10/1/2024)
Amount of Insurance:
Proposed Insured:

SCHEDULE A - PART II CERTIFICATION

Title to the FEE SIMPLE estate or interest in the land described or referred to in this Certificate is at the effective date hereof vested in:

GREGORY C. WATSON who acquired title from GREGORY C. WATSON and BARBRA ALLEN as Distributees of Katie Lee Watson, deceased, by Warranty Deed dated November 28, 2022 and recorded in the Albany County Clerk's Office on December 9, 2022 as Instrument No. R2022-28582.

**THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY.
THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY
AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO
THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.**

CERTIFICATE NUMBER: SA-25-1111
SCHEDULE A - PART III - DESCRIPTION OF PREMISES

The land referred to in this certificate is described as follows:

ALL THAT TRACT PIECE OR PARCEL OF LAND, situate, lying and being on the westerly side of Northern Boulevard in the City of Albany, County of Albany, State of new York, bounded and described as follows, viz:

BEGINNING at a point in the westerly line of Northern Boulevard ONE HUNDRED SIXTY-TWO (162) FEET SIX (6) INCHES northerly of its intersection with the northerly line of Colonie Street; running thence westerly on a line at right angles to said Northern Boulevard ONE HUNDRED FIFTY (150) FEET; thence northerly on a line parallel to said westerly line of Northern Boulevard THIRTY-SEVEN (37) FEET AND SIX (6) INCHES; thence easterly on a line parallel to the first described line ONE HUNDRED FIFTY (150) FEET to the westerly line of Northern Boulevard; and thence southerly along said westerly line of Northern Boulevard THIRTY-SEVEN (37) FEET AND SIX (6) INCHES to the point or place of beginning.

CERTIFICATE NUMBER: SA-25-1111
SCHEDULE B – PART I
ENCUMBRANCES, EASEMENTS, COVENANTS, RESTRICTIONS

Schedule B-PART II which set forth such encumbrances, easements, covenants, restrictions, and other matters against which the policy by its terms will except as set forth herein.

1. Rights of present tenants, lessees or parties in possession.
2. Rights, if any, in favor of any electric light or telephone company to maintain guy wires extending from said premises to poles located on roads on which said premises abut, but policy will insure, however, that there are no such agreements of record in connection therewith except as may be shown herein.
3. Underground encroachments, if any, including pipes and drains, and such rights as may exist for entry upon said premises to maintain and repair the same, but policy will insure, however, that there are no such agreements of record in connection therewith except as may be shown herein.
4. Riparian rights, if any, in favor of the premises herein are not insured.
5. Rights of others to drain through creeks or streams or other watercourses, if any, which cross the premises and the natural flow thereof will be excepted.
6. Any state of facts which personal inspections made by this Company of the premises herein would disclose.
7. The exact acreage of the premises herein will not be insured.
8. No title is insured to any land lying in the bed of any street, road, alley or avenue abutting, adjoining, passing through or crossing the premises herein.
9. Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. The policies issued treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

10. SURVEY EXCEPTION:

FOR FEE POLICY: Any state of facts an accurate, certified, guaranteed survey would disclose. The exact distances, dimensions and locations of the boundary lines of the premises insured herein cannot be guaranteed in the absence of a certified survey acceptable and approved by this Company.

CERTIFICATE NUMBER: SA-25-1111
SCHEDULE B – PART I CONTINUED
ENCUMBRANCES, EASEMENTS, COVENANTS, RESTRICTIONS

11. Subject to notes, easements, restrictions and building setback lines as shown on filed map recited in Schedule A, if applicable.
12. Policy is subject to any laws, regulations or ordinances, including zoning, building and environmental protection as to the use or occupancy, subdivisions or improvement adopted by any governmental body or the effect of any noncompliance with or violation thereof.
13. If premises are benefited by a Real Estate Tax Abatement personal to an exempt owner, additional taxes may accrue or may have accrued due to a change in ownership or possession. Subject to possible reinstatement to full value due to removal of exemptions.
14. THE FOLLOWING ENDORSEMENTS will be attached to the final title insurance policy:

OWNERS POLICY:

(a) New York Endorsement;

15. **Notice:** Please be aware that, due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture, or sale of marijuana, the Company is not able to Close title or to issue any Policy involving Land that is associated with these activities.
16. FOR INFORMATION: Pursuant to New York Insurance Law §2113(b) effective September 27, 2014, a Good Faith Estimate must be signed by both the purchaser and the seller prior to or at closing. If the seller will not be in attendance at the closing, please contact this office for the proper forms to be signed
17. FOR INFORMATION: The documents of the transaction herein will be filed appropriately in the County Clerk's Office. Due to the fact that most County Clerk's now require a self-addressed stamped envelope for return of documents, this office cannot be responsible for the return of original mortgage documents. A self-addressed stamped envelope should be provided at closing for any documents.

CERTIFICATE NUMBER: SA-25-1111

SCHEDULE B - PART II

DEFECTS, ENCUMBRANCES AND MATTERS TO BE DISPOSED OF PRIOR TO CLOSING:

Schedule B - Part II which set forth the additional matters which will appear in the policy as exceptions from coverage, unless disposed of to the Company's satisfaction prior to the closing or delivery of the policy:

1. The conveyance to the current owner, Gregory C. Watson, appears to be from the distributees of Katie Lee Watson who died a resident of Albany County on June 28, 2017. No record of an estate proceeding in Albany County was found. Title was originally held by George L. Watson and Katie Lee Watson, his wife, by means of Book 2172 of Deeds at page 1142. Therefore, the following is required:
 - (a) A certified copy of the death certificate of Katie Lee Watson is required;
 - (b) A certified copy of the death certificate of George L. Watson is required;
 - (c) An Affidavit of Heirship from a non-interested party who will not benefit from the transaction and who is familiar with the family in excess of 30 years. (SAMPLE FORM ATTACHED)
2. One (1) judgment against the record owner and/or a person of a similar name to be considered and disposed of as follows:

(a) Plaintiff:	NYS Department of Taxation & Finance
Defendant:	Gregory A. Watson , 60 Van Reipen Avenue, Jersey City NJ
Court:	Warrant
Perfected:	November 14, 2022
Docketed:	November 16, 2022
Amount:	\$1,677.74
Warrant ID:	E-034494076-W005-7
3. FOR INFORMATION: Code Violation Search indicates one Code Violation in Violation. Copies are attached.
4. With regard to the purchaser, 90 East Enterprises Incorporated, the following is required:
 - (a) A copy of the Certificate of Incorporation, together with the By-Laws, are required and must be submitted to this Company prior to closing;
 - (d) A certified copy of the Resolution of the Board of Directors authorizing the subject transaction is required.

CERTIFICATE NUMBER: SA-25-1111
SCHEDULE B - PART III

We set forth the additional matters which will appear in our policy as exceptions from coverage, unless disposed of to our satisfaction prior to closing or delivery of the policy:

1. Taxes, tax liens, tax sales, water rents, sewer rents and assessments are set forth on a separate page annexed to and made a part of this certificate of title to be considered and/or disposed of.
2. Water rents not included in the regular town or city real estate bill are not searched for unless expressly stated so in this certificate and are not insured against.
3. MORTGAGES affecting the premises herein to be considered and disposed of are set forth on a separate page annexed to and made a part of this Certificate of Title.
4. AFFIDAVIT OF TITLE contained in this Certificate of Title must be executed at or prior to closing or policy will be subject to any state of facts that said executed affidavit would disclose.
5. MORTGAGE PAY OFF REQUIREMENTS:
 - (a) Original Discharge of Mortgage presented at closing; OR
 - (b) For a \$75.00 fee for each mortgage payoff, which includes \$25.00 for standard overnight mail, this company will arrange for the payoff of the open mortgages after closing using a standard overnight service. This Company will not be liable for any packages not arriving in a timely fashion. The following must be provided to company if this option is chosen:
 - (1) Original payoff letter, authorization to close credit line if said mortgage is a Credit Line Mortgage, stating payoff figures through date of closing and/or per diem to calculate same;
 - (2) SEVEN (7) days additional per diem.
6. The identity of the parties at the closing of this title must be established to the satisfaction of the closer and the affidavit attached to this Certificate filled out and signed and sworn to.
7. If this Company is required to hold funds and eventually pay taxes for property or school taxes which have not yet become due and payable, a service fee of \$75.00 **by separate check and not combined with estimated tax figures** will be charged for obtaining the original tax bill and making timely payment of said taxes. In most circumstances, we ask that you provide 20% above last years figure subject to exemptions affecting said premises.
8. Deeds and mortgages must contain the covenant required by Section 13 of the Lien Law and such covenant must be absolute and not conditional. The covenant is not required in deeds from referees or other persons appointed by a court for the sole purpose of selling property.

CERTIFICATE NUMBER: SA-25-1111

SCHEDULE B - PART III

Additional MATTERS TO BE CONSIDERED AND DISPOSED OF CONTINUED

9. FOR INFORMATION: Notice is hereby given to the purchasers of the premises set forth herein, that pursuant to Chapter 502 of the Laws of 1982, in addition to an owner's policy of title insurance for the purchase price of the property, an optional market value rider is available to insure the future market value of the premises. (Applicable only for owner occupied residential property only.)

10. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquired for value of record the estate or interest mortgage thereon covered by this Certificate.

11. If the application is for insurance under a master or blanket policy all items under Schedule "B" will be excepted from coverage in the Certificate and Report of Title Insurance to be issued hereon unless disposed of to the satisfaction of the Company on or prior to closing.

12. If this transaction is an assignment of mortgage or other lien, an estoppel certificate executed by the owner of the fee and by the holders of all subsequent encumbrances must be obtained. If the transaction is a mortgage, the amount actually advanced should be reported to this Company.

CERTIFICATE NUMBER: SA-25-1111
SCHEDULE B - PART IV
MORTGAGES AFFECTING PREMISES

NONE FOUND OPEN

**A copy of the payoff letter must be submitted to this Company
PRIOR to closing
Payoff Certification Form to be signed at or prior to closing
(copy annexed)**

CERTIFICATE NUMBER: SA-25-1111
SCHEDULE B - PART V
TAX SEARCH

City or Town of: CITY OF ALBANY
County of: ALBANY COUNTY

Premises are assessed to: GREGORY C. WATSON

Tax Roll Information:

- (a) Street Address or Location: 245 NORTHERN BOULEVARD
- (b) Tax Map No. 65.57 – 2 - 64
- (c) Swiss Code: 010100
- (d) Assessed Valuation: FULL: 112,000
Exemptions, if any: NONE LISTED
- (e) Acres and/or Depth/Front Footage: FR.FT.: 37.50 DEPTH: 150.0
- (f) School District: ALBANY CITY SCHOOL DISTRICT
- (g) Property Classification: 220 – TWO FAMILY RESIDENCE

CURRENT TAXES

2025 County/Town or City Taxes due 1/1-1/31/2025: \$3,498.40 (includes \$258.71 illegal trash/\$1,496.84 delinquent water/\$205.20 2024 Waste Collection fee/\$228.87 penalty **UNPAID** – **figure good to 6/2/2025 – payable to City of Albany**

2024/2025 School Taxes due 9/1-9/30/2024: BASE: \$1,729.50 – INCLUDED IN DELINQUENT TAXES BELOW

DELINQUENT TAXES: \$27,405.83 UNPAID – figure good to 5/31/2025 –payable to Albany County Division of Finance

NO SEARCH WAS MADE AND THIS COMPANY DOES NOT INSURE AGAINST ANY WATER, SEWER OR OTHER CHARGES, INCLUDING MUNICIPAL DEPARTMENT CHARGES, FINES, FEES, PENALTIES, TAXES NOT INCLUDED IN THE REGULAR CITY/COUNTY/TOWN TAX BILL.

This Certificate includes only such unpaid taxes, assessments, water and sewer charges and any open unredeemed tax sales which are indexed, as of the date of this Certificate, against the above lot on the official tax ledger sheets of the county tax office. No responsibility is assumed for any error or omission on these sheets, nor for any taxes levied after the date of this Certificate. Proposed assessments reported herein are for information only and the company for the accuracy or completeness assumes no responsibility thereof. If a tax exemption is noted above, it will terminate on the date when the certified owner conveys premises and the full tax rate will thereupon be reinstated. NO SEARCH and NO LIABILITY IS ASSUMED for Water & Sewer Taxes not found in the records of the County Offices.

NOTE: Some of the above items may have been paid but the payment not officially posted.

The Foreign Investment in Real Property Tax Act (FIRPTA) requires foreign persons to pay U.S. income tax on the gains they make from selling U.S. real estate. FIRPTA imposes a duty on a U.S. national *buyer to deduct and withhold a portion of the sales price and to report the sale to the IRS.*

The rules for the amount of FIRPTA withholding changed on **February 16, 2016**. When withholding is required, the amount usually has been 10% of the sales price. In many, but not all, circumstances, a new withholding amount will apply on and after Feb. 16. That new amount is **15%** of the sales price.

The following summarizes the withholding amounts required by FIRPTA beginning Feb. 16:

- If the property will not be used as the buyer's primary residence, the withholding rate is 15% of the amount realized (generally the sales price), and reporting is required.
- If the amount realized is **\$300,000 or less**, AND the property will be used as the buyer's **primary residence**, the withholding rate is 0%, and no reporting is required.
- If the amount realized **exceeds \$300,000 but does not exceed \$1,000,000**, AND the property will be used as the buyer's primary residence, the withholding rate is 10% of the amount realized, and reporting is required.
- If the amount realized **exceeds \$1,000,000**, then the withholding rate is 15% of the amount realized, regardless of use by the buyer, and reporting is required.

For more information, please refer to the Internal Revenue Service at the following web site:

<https://www.irs.gov/Individuals/International-Taxpayers/FIRPTA-Withholding>

CERTIFICATE NUMBER: SA-25-1111
SCHEDULE B - PART V
TAX SEARCH

City or Town of: CITY OF ALBANY
County of: ALBANY COUNTY

Premises are assessed to: GREGORY C. WATSON

Tax Roll Information:

- (a) Street Address or Location: 245 NORTHERN BOULEVARD
- (b) Tax Map No. 65.57 - 2 - 64
- (c) Swiss Code: 010100
- (d) Assessed Valuation: FULL: 112,000
Exemptions, if any: NONE LISTED
- (e) Acres and/or Depth/Front Footage: FR.FT.: 37.50 DEPTH: 150.0
- (f) School District: ALBANY CITY SCHOOL DISTRICT
- (g) Property Classification: 220 - TWO FAMILY RESIDENCE

CURRENT TAXES

2025 County/Town or City Taxes due 1/1-1/31/2025: \$3,563.79 (includes \$258.71 illegal trash/\$1,496.84 delinquent water/\$205.20 2024 Waste Collection fee/\$294.26 penalty **UNPAID** - figure good to 7/31/2025 - payable to City of Albany

2024/2025 School Taxes due 9/1-9/30/2024: BASE: \$1,729.50 - INCLUDED IN DELINQUENT TAXES BELOW

DELINQUENT TAXES: \$27,777.91 UNPAID - figure good to 7/31/2025 - payable to Albany County Division of Finance

NO SEARCH WAS MADE AND THIS COMPANY DOES NOT INSURE AGAINST ANY WATER, SEWER OR OTHER CHARGES, INCLUDING MUNICIPAL DEPARTMENT CHARGES, FINES, FEES, PENALTIES, TAXES NOT INCLUDED IN THE REGULAR CITY/COUNTY/TOWN TAX BILL.

This Certificate includes only such unpaid taxes, assessments, water and sewer charges and any open unredeemed tax sales which are indexed, as of the date of this Certificate, against the above lot on the official tax ledger sheets of the county tax office. No responsibility is assumed for any error or omission on these sheets, nor for any taxes levied after the date of this Certificate. Proposed assessments reported herein are for information only and the company for the accuracy or completeness assumes no responsibility thereof. If a tax exemption is noted above, it will terminate on the date when the certified owner conveys premises and the full tax rate will thereupon be reinstated. NO SEARCH and NO LIABILITY IS ASSUMED for Water & Sewer Taxes not found in the records of the County Offices.
NOTE: Some of the above items may have been paid but the payment not officially posted.



CITY OF ALBANY - 2025 PROPERTY TAXES

FISCAL YEAR: 1/1/2025 to 12/31/2025		WARRANT: 12/31/2024		ESTIMATED COUNTY STATE AID \$116,009,296	
		BANK	BILL 265856	TAX MAP NUMBER 65.57-2-64	
MAKE CHECKS PAYABLE TO: CITY OF ALBANY		TO PAY IN PERSON: City Hall Room 110 24 Eagle Street Albany, NY 12207 (518) 434-5035		PROPERTY INFORMATION: ACCOUNT #: 10350 DIMENSION: 37.5 X 150 ROLL: 1 LOCATION: 245 Northern Blvd SCHOOL: Albany FULL MARKET VALUE: 112,000 UNIFORM % OF VALUE: 100.00% TOTAL ASSESSMENT: 112,000 TAXABLE VALUE: 112,000	
PROPERTY OWNER: Watson Gregory C 245 Northern Blvd Albany, NY 12210					
		EXEMPTION	VALUE	FULL VALUE	TAX PURPOSE

PROPERTY TAX PAYERS BILL OF RIGHT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill. The filing date for this assessment has passed.

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE OR UNITS	RATE	TAX AMOUNT
County Tax	20,746,477	3.0%	112,000	2.769957	310.24
City Tax	62,981,000	2.0%	112,000	7.308414	818.54
Illegal Trash			0		258.71
Waste Collection Fee			0		180.00
Delinquent Water			0		1,496.84
2024 Waste Collectio			0		205.20
TOTAL BASE TAXES DUE:					\$3,269.53

Date Paid Amount Paid

	Tax Amount	Interest	Total Due
Pay By 7/31/2025	\$3,269.53	\$294.26	\$3,563.79

TOTAL TAX DUE: \$3,563.79

COUNTY OF ALBANY

Real Estate Tax Statement



Parcel: 06505700020640000000
Location: 245 NORTHERN BLVD

Owner:
WATSON GREGORY C
245 NORTHERN BLVD
ALBANY NY 12210

Status: Square 0
Land Valuation: 112,600
Building Valuation: 0
Exemptions: 0
Taxable Valuation: 112,000
Interest Per Diem: 7,756.37

Legal Description:

Deed Date: Book/Page: Interest Date: 07/31/2025

Year	Type	Bill				
2024	RE-E	4891				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	1,798.68	1,798.68	143.89	1,942.57	
	5% PERCENT	89.93	89.93	0.00	89.93	
		1,888.61	1,888.61	143.89	2,032.50	

Year Total 2024 1,888.61 1,888.61 143.89 2,032.50

Year	Type	Bill				
2024	RE-1	6497				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	1,405.09	1,405.09	295.07	1,700.16	
	ALBANY WAT	919.04	919.04	193.00	1,112.04	
	OTHER CHAR	357.10	357.10	74.99	432.09	
	5 PERCENT	134.06	134.06	0.00	134.06	
		2,815.29	2,815.29	563.06	3,378.35	

Year Total 2024 2,815.29 2,815.29 563.06 3,378.35

Year	Type	Bill				
2023	RE-E	3933				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	2,103.23	2,103.23	504.78	2,608.01	
	MAILING CH	1.00	1.00	0.00	1.00	
	LEGAL CHAR	250.00	250.00	0.00	250.00	
	5% PERCENT	105.16	105.16	0.00	105.16	
		2,459.39	2,459.39	504.78	2,964.17	

Year Total 2023 2,459.39 2,459.39 504.78 2,964.17

Year	Type	Bill				
2023	RE-1	7103				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	991.85	991.85	327.31	1,319.16	
	ALBANY WAT	1,014.71	1,014.71	334.85	1,349.56	
	OTHER CHAR	207.00	207.00	68.31	275.31	
	5 PERCENT	110.68	110.68	0.00	110.68	
		2,324.24	2,324.24	730.47	3,054.71	

Year Total 2023 2,324.24 2,324.24 730.47 3,054.71

COUNTY OF ALBANY

Real Estate Tax Statement



Year	Type	Bill				
2022	RE-E	4696				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	2,103.51	2,103.51	757.26	2,860.77	
	LEGAL CHAR	250.00	250.00	0.00	250.00	
	5% PERCENT	105.18	105.18	0.00	105.18	
		2,458.69	2,458.69	757.26	3,215.95	
Year Totals		2,458.69	2,458.69	757.26	3,215.95	

Year	Type	Bill				
2022	RE-1	6663				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	973.92	973.92	438.26	1,412.18	
	OTHER CHAR	704.00	704.00	316.80	1,020.80	
	MAILING CH	1.00	1.00	0.00	1.00	
	5 PERCENT	83.90	83.90	0.00	83.90	
		1,762.82	1,762.82	755.06	2,517.88	
Year Totals		1,762.82	1,762.82	755.06	2,517.88	

Year	Type	Bill				
2020	RE-E	3905				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	2,093.06	2,093.06	990.92	3,083.98	
	5% PERCENT	104.65	104.65	0.00	104.65	
		2,197.71	2,197.71	990.92	3,188.63	
Year Totals		2,197.71	2,197.71	990.92	3,188.63	

Year	Type	Bill				
2019	RE-1	7324				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	942.93	942.93	763.77	1,706.70	
	ALBANY WAT	5.77	5.77	4.67	10.44	
	MAILING CH	1.00	1.00	0.00	1.00	
	5 PERCENT	47.44	47.44	0.00	47.44	
		997.14	997.14	768.44	1,765.58	
Year Totals		997.14	997.14	768.44	1,765.58	

Year	Type	Bill				
2018	TL-E	801				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB SCH LN	2,311.31	2,311.31	1,825.93	4,137.24	
	LEGAL CHAR	225.00	225.00	0.00	225.00	
		2,536.31	2,536.31	1,825.93	4,362.24	
Year Totals		2,536.31	2,536.31	1,825.93	4,362.24	

Year	Type	Bill				
2018	TL-1	1711				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB LIENS	592.03	592.03	550.59	1,142.62	
		592.03	592.03	550.59	1,142.62	
Year Totals		592.03	592.03	550.59	1,142.62	

COUNTY OF ALBANY

Real Estate Tax Statement



Year	Type	Bill				
2017	TL-E	1525				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB SCH LN	82.16	82.16	73.12	155.28	
		82.16	82.16	73.12	155.28	

Grand Totals		1525	82.16	73.12	155.28	
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Grand Totals	20,114.39	20,114.39	7,663.52	27,777.91		
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PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).

PAYMENT MADE TO:

ALBANY COUNTY DIVISION OF FINANCE
112 STATE ST. ROOM 1340
ALBANY, NY 12207
TEL: 447-7082

\$35.00 WILL BE CHARGED FOR ANY RETURNED CHECK
INTEREST WILL INCREASE ON THE 1ST OF THE MONTH

[2025-05-28 09:15:34 Christina.LaMalfa]:

** End of Report - Generated by Stone, Isabella **

THIS DOCUMENT CONTAINS THE FOLLOWING SECURITY FEATURES: WATERMARKED STOCK, MICROPRINT LINE & PRISMATIC PANTO ON FACE



Your Home Town Bank
100 Bow 1002 • Schenectady, New York 12301

Officers Check

No. 405706

July 03, 2025

Date

\$27,777.91

The purchase of an Indemnity Bond will be required before any Officers Check of this bank will be replaced or refunded in the event it is lost, misplaced or stolen.

Pay **Twenty-Seven Thousand Seven Hundred Seventy-Seven and 91/100**
DIRECTOR OF FINANCE

To The
Order
of

AUTHORIZED SIGNATURE

00688 1218

110 105706 110 213009121