

Search Date 08	8/20/2016	OHTA Number	A15-1218	
Municipality To	own of Colonie	Index Number	6159-13	···
Foreclosure No.	0000385	Tax Map Number	54.20-2-57	
Property Address	24 Hendrick Avenue, Town of Colonie			
Date of Filing of I	List of Delinquent Taxes November 21, 2013	3		

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NOTE: Copy of Filed Map referenced in current deed is illegible.

SECTION I

PARTIES HAVING AN INTEREST OF RECORD ON THE DATE OF FILING OF THE LIST OF DELINQUENT TAXES

A-1. OWNER(S) OF RECORD					
1. John M.	Bacher		24 Hendrick Avenue	Menands	NY 12	204
A-2. ADDITIO	NAL ADDRESSEES					
2. John M.	Bacher	;	35 Wisner Road	Averill Park	NY 12	:018
3.	Cooper, Erving ar Savage, LLP	nd (39 North Pearl Street 4 th Floor	Albany	NY 12	207
		Source Deed	Book 2871 Page 616			
		Deed R and R	Cooper, Erving and Savage, LLP 39 North Pearl Street- 4th Floor Albany, New York 12207			
B. ADDITIONA	AL PARTIES					
MORTGAGES	(0)					
ASSIGNMENTS	§ (0)					
1.	•••					
JUDGMENTS (
1.						
FEDERAL TAX	LIENS (0)					
1.						
<u>UCC</u> (0)						
1.						

2

OHTA No. A15-1218

Client No.

SECTION I (continued)

STATE TAX WARRANTS (0)	
1.	
LEASES (0)	
1.	·
OTHER LIENORS (0)	
1.	
OTHER INTERESTS (0)	
1.	
ESTATE PROCEEDINGS (0)	
1.	
MORTGAGE FORECLOSURES (0)	
1.	

SECTION II

PARTIES HAVING AN INTEREST OF RECORD AS OF SEARCH DATE

A-1. OWNER(S) OF RECORD		
1.		
A-2. ADDITIONAL ADDRESSEES		
2.		
\$	Source Deed	
D	eed R and R	
B. ADDITIONAL PARTIES		
D. ADDITIONAL PARTIES		
MORTGAGES (0)		
1.		
ASSIGNMENTS (0)		
1.		
JUDGMENTS (1)		
1. Albany Medical Ce Hospital	nter 1275 Broadway	Menands NY 12204
FEDERAL TAX LIENS (0)		
1.		·, ···· · · · · · · · · · · · · · · · ·
<u>UCC</u> (0)		
1.	· · · · · · · · · · · · · · · · · · ·	
STATE TAX WARRANTS (0)		
1.		

SECTION II (continued)

LEASES (0)	
1.	
OTHER LIENORS (0)	
1.	
OTHER INTERESTS (0)	
1.	
ESTATE PROCEEDINGS (0)	
1.	
MORTGAGE FORECLOSURES (0)	
1.	·

38 BK: 2871 PG: 616 01/08/2007 DEED Image: 1 of 3

LIBER 2871 PAGE 616



Albany County Clerk 32 North Russell Rd. Albany, NY 12206-1324

Return to:

COOPER ERVING AND SAVAGE LLP 39 NORTH PEARL ST 4FL ALBANY NY 12207

Instrument: Deed

Document Number: 9868868Book: 2871 Page: 616

Grantor

BACHER, ANN QUINN BACHER, ANN K AKA

Grantee

BACHER, JOHN M

Number of Pages: 3

Transfer Tax Receipt Albany County Clerk Received: Trans Tax# 4269\$0.00

Filing Date/Time: 01/08/2007 at 10:25 AM

Receipt Number: 355165

Note:

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316A(5)& 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK, DO NOT DETACH.

Thomas G. Clingan, County Clerk

Show A Clay -

38 BK: 2871 PG: 616 01/08/2007 DEED Image: 2 of 3

LIBER **2871** PAGE **617**

Record and Return To:

Cooper Erving & Savage LLP Attn: Susan C. Picotte, Esq. 39 North Pearl Street, 4th Floor Albany, New York 12207

Albany County Clerk Document Number 9868868 Rovd 01/08/2007 10:25:39 AM

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE.

Made the 25th day of October, Two Thousand Six

Between

ANN QUINN BACHER also known as ANN K. BACHER, residing at 24 Hendrick Avenue, Menands, New York 12204,

party of the first part,

and

JOHN M. BACHER, residing at 35 Wisner Road, Averill Park, New York 12018,

party of the second part,

WITNESSETH that the party of the first part, in consideration of One and 00/100 (\$1.00) Dollars lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever, all

that tract or parcel of land, together with the buildings and improvements thereon, situate in the Village of Menands, Town of Colonie, County of Albany and State of New York, designated on "Map of Riverview Boulevard Park," Marsdale Realty Company, Inc., owners, surveyed August 1, 1925, by Nordin J. Shambrook, Surveyor, and filed in the Albany County Clerk's Office on April 29, 1926, in Closet 2, Drawer 39, Map No. 425, as all of Lot Number Two Hundred (200) and the Westerly eighteen (18) feet of Lot Number One Hundred Ninety-nine (199).

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

BEING the same premises conveyed by Ann Quinn Bacher and William J. Bacher to William J. Bacher and Ann Quinn Bacher, his wife, by deed dated October 22, 1971, and duly recorded in the Albany County Clerk's Office on November 29, 1971, in Book 2037 of Deeds at Page 525. Said William J. Bacher died a resident of the Village of Menands, County of Albany and State of New York on February 22, 1996, leaving his wife and said party of the first part, Ann Quinn Bacher also known as Ann K. Bacher, as surviving tenant by the entirety.

EXCEPTING AND RESERVING unto the party of the first part, Ann Quinn Bacher also known as Ann K. Bacher, exclusive use, possession, and enjoyment of the above described premises for and during the natural life of the party of the first part, and upon the death of the party of the first part, said legal life estate shall cease, and said use, possession and enjoyment of said premises shall rest in the party of the second part, his heirs, assigns and successors, forever.

Albany County Clerk
Deed Books (Record Room)
Book 2871 Page 617



LIBER 2871 PAGE 618

Together with the appurtenances and all the 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, his heirs 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 the party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

Ann Quinn Bacher also known as

Ann K. Bacher

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

On the 25th day of October, 2006, before me, the undersigned, personally appeared Ann Quinn Bacher also known as Ann K. Bacher, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Suger Campel Sucotti
Notary Public
87047

SUSAN CARROLL PICOTTE Notary Public, State of New York No. 4707136

Qualified in Albany County Commission Expires Sept. 30,2014

File #		
TITLE Co TITLE #		FULL ESTATE PROOF OF DEATH
THE ESTATE OF: Ann K	Bacher	
INDEX # DATE OF DEATH: 3/2///	ATTORN	EYS:
	PETITION	1
□ TESTATE		ESTATE
LETTERS TEST. DATED: 5/5/41 VERIFIED BY: ISSUED TO: John M. Prohe/ DATE OF WILL: ADMITTED TO PROBATE: DATE OF 1ST CODICIL: DATE OF 3ND CODICIL: BOND OF ADMINISTRATOR, EXECUTOR OR TRUE	□ ANCI □ ADM. □ TRUS □ DATED: VERIFIE ISSUED T	DBY: FO:
	IONSHİP	TYPE OF SERVICE
A) John M. Bachol B) 24 Lengt of Ae Menno C) M. Chael P. Bachol D) 24 Lengt of Ae Menno E) E) F)	MA INSOLU MA INSOLU MA INSOLU	
LAST WII	LL & TESTAM	ENT
LOSA NO SUVO DE SPOUSO	- 1 - 2 CA	

SURROGATES

File#	
Noth	the Found
TITLE Co	PLEAT L DOWN AND E
	FULL ESTATE \square PROOF OF DEATH \square
TITLE#	INOUT OF DEATH
THE ESTATE OF: William J.	;
William O	packet ====
INDEX #	ATTORNEYS:
DATE OF DEATH: 3: 123/1996	
	· · · · · · · · · · · · · · · · · · ·
	TITION
THE STATE OF THE S	□ INTESTATE
LETTERS TEST. DATED:	☐ LETTERS OF ADMINISTRATION
VERIFIED BY: ISSUED TO:	□ ANCILLARY LETTERS
DATE OF WILL:	☐ ADM. LETTERS C.T.A.
ADMITTED TO PROBATE:	☐ TRUSTEESHIP
DATE OF 1ST CODICIL:	DATED: ·
DATE OF 2ND CODICIL:	VERIFIED BY:
DATE OF 3ND CODICIL:	ISSUED TO:
	LIMITED TO:
BOND OF ADMINISTRATOR, EXECUTOR OR TRUSTER	27.
•	
HEIRS RELATION	SHIP TYPE OF SERVICE
A) -	
B) C)	
D)	
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LASTWILL	& TESTAMENT
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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF ALBANY

ÁLBANY MEDICAL CENTER HOSPITAL JUDGMENT Plaintiff Index No. 806-16 -against-JOHN M BACHER Defendant(s) Amount Demanded in Complaint (Less Credits) \$16,375.74 \$6,250.67 Interest \$22,626.41 \$200.00 Cost by Statute \$34.00 Service of Summons and Complaint \$210.00 Fee for Index Number \$90.00 Sheriff's Fee on Execution Motion Fee \$45.00 \$579.00 Cost Taxed at \$579.00

Brian S. Strohl, an attorney at law of the State of New York, and a member of the firm of Overton, Russell, Doerr and Donovan, LLP, the attorneys of record for the plaintiff, affirms that the following is true under the penalty of perjury: Service of the Summons and Verified Complaint has been made on the defendant(s) as appears by the affidavits of service heretofore or now filed. The disbursements herein specified have been or will necessarily be made. The defendant(s) are in default for failure to serve an answer, as the time to appear or answer has expired, and no appearance or answer has been served.

Brian S. Strohl

\$23,205.41

Judgment is entered in favor of the plaintiff:

ALBANY MEDICAL CENTER HOSPITAL 1275 BROADWAY MENANDS, NY 12204

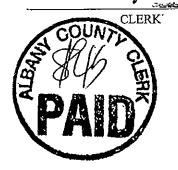
and against the following defendant(s):

ALB CO CLRK JUN30'16PM2:44

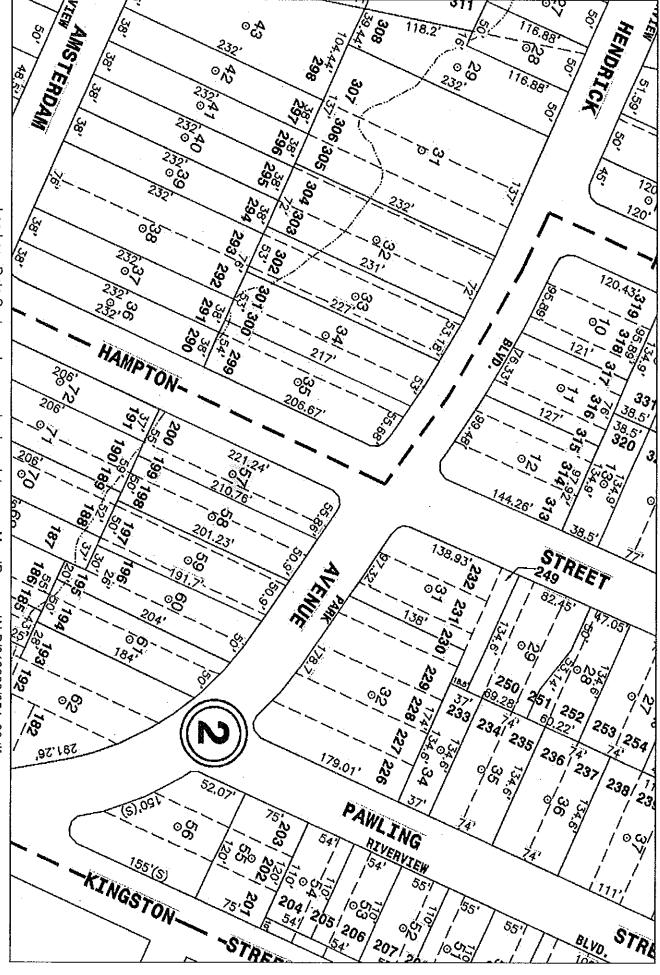
JOHN M BACHER 24 HENDRICK AVE ALBANY, NY 12204

As computed above in the sum of \$22,626.41, together with interest plus costs of \$579.00 for a total of \$23,205.41 and it is adjudged that the plaintiff have execution therefore, and it is ordered, if applicable, that the action is severed as to the defendant(s) against whom the judgment is not entered.

OVERTON, RUSSELL, DOERR AND DONOVAN, LLP Attorneys for Plaintiff
19 Halfmoon Executive Park Dr.
Clifton Park, New York 12065
(518) 383-4876



CONTROLL OF



Landmax Data Systems, Inc. www.landmaxdata.com - Map ID: maps/ALB/012603/054_20.tif