

Corning Abstract & Closing Services

650 Sing Sing Road

Horseheads, NY 14845

Phone: 607-731-8723 & Fax: 607-215-0430

Website: <http://corningabstract.wix.com/closingservices>

REAL PROPERTY TAX LIEN FORECLOSURE SEARCH

Level One Search Data—Existing On line Records Only

SEARCH DATE 03/11/2024 LIEN YEAR 2018

TAX MAP NUMBER: 65.55-5-58 MUNICIPALITY C-ALBANY

PARCEL ADDRESS 545 CLINTON AVE

INDEX and FORECLOSURE NUMBER 01927-19-000638

DATE OF FILING OF LIST OF DELINQUENT TAXES: _____

NUMBER OF DOCUMENTS FOUND

Open Mortgages	_____
Assignments	_____
Judgments	<u>1</u>
Federal Tax Liens	_____
UCCs	_____
State Tax Warrants	_____
Leases	_____
Other Lienholders	_____
Other Interests	_____
Estate Proceedings	_____
Mortgage Foreclosures	_____

Special Notes/Conditions:

**Foreclosure Stub Search Prepared by Corning Abstract & Closing
Services**

Certificate #:

Owner:
Xianrong Li

Property:
545 Clinton Avenue

Parcel No.:
65.55-5-58

Current Mailing Address
3 Emerson Drive
Latham, New York 12110

545 Clinton Avenue
Albany, New York 12206

Interested Parties

**City of Albany City Court
24 Eagle Street
Albany, New York 12207**

Names Searched at Surrogate's Court:

Xianrong Li

1.

GEM in Albany, LLC

Warranty Deed with Lien Covenant

to

Dated: May 28, 2011

Ack: May 26, 2011

Rec: June 30, 2011

Inst #: 3008-558

Consid: \$86.00

TMR Albany 1, L.P.

See copies attached

2.

TMR 1 Albany, L.P.

Warranty Deed with Lien Covenants

to

Dated: August 27, 2018
Ack: August 23, 2018
Rec: September 13, 2018
Inst #: R2018-20600
Consid: \$168.00

Xianrong Li

See copies attached

3.

The People of the State of
New York

Civil Judgment Order - \$30,310.00

vs

Dated: August 8, 2023
Ack: August 8, 2023
Rec: August 11, 2023
Inst #: T23-4991

Xianrong Li

See copies attached



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

Return to:

CAPLAN AND CAPLAN
1707 CENTRAL AVE
ALBANY NY 12205

Instrument: Deed

Document Number: 10913896 Book: 3008 Page: 558

Grantor

GEM IN ALBANY LLC

Grantee

TMR ALBANY 1 LP

Number of Pages: 4

Amount: \$21500.00

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 5042
.....\$88.00

Recorded Date/Time: 06/30/2011 at 12:31 PM

Receipt Number: 649076

Note: **DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT **
THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a(5) &
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Thomas G. Clingan, County Clerk

305

Albany County Clerk
Deed Books (Record Room)
Book 3008 Page 559



THIS INDENTURE

Made this 28th day of May, 2011

Between GEM in Albany, LLC, residing at 545 Clinton Avenue, Albany, New York,

party of the first part, and

TMR Albany 1, L.P., residing at 182 Ontario Street, Albany, NY 12203

party of the second part.

WITNESETH that the party of the first part, inconsideration of one dollar (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby release grant and release unto the party of the second part, his heirs and assigns forever:

ALL THAT certain piece or parcel of property more fully described on Exhibit "A" attached hereto and made a part hereof.

Being the same premises conveyed to GEM in Albany, LLC, by deed from Lynette Thomas, dated March 15, 2007 and recorded in the office of the Albany County Clerk on March 28, 2007 in Liber 2879 of Deeds, Page 756.

Albany County Clerk
Document Number 10913896
Rcvd 06/30/2011 12:31:09 PM



Record and Return:

Murray N. Caplan, Esq.
Caplan and Caplan
1707 Central Avenue
Albany, New York 12205

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its heirs and assigns forever.

AND the party of the first part shall covenant as follows:

FIRST: that the party of the second part shall quietly enjoy the premises;

SECOND: that the party of the first part will forever warrant title to the premises; and

THIRD: that in compliance with Section 13 of the Lien Law, the grantor will receive 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 without using any part of the total of the same for any other purpose.

IN THE PRESENCE OF:

Lynette Thomas
GEM in Albany, LLC, by
Lynette Thomas, member, *manager*

State of *NEW YORK*

ss.:

County of *WESTCHESTER*

On this 26 day of May, 2011, before me personally came

Lynette Thomas

to me personally known or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within the instrument and acknowledged to me that she executed the same in her capacity, that she is a member ^{*manager*} of GEM in Albany, LLC and that by her signature on the instrument, the individual or person of behalf of whom the individual acted, executed the instrument.

[Signature]
Notary Public

ALACIOS ALMA I. TIRADO
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN NEW YORK COUNTY
REG. # 01TH818238
MY COMM. EXPIRES MAY 31, 2014

July

SCHEDULE A

All that tract, piece or parcel of land, situate, lying and being on the north side of Clinton Avenue, between Judson Street and North Lake Avenue, in the Eleventh Ward of the City and County of Albany, N.Y., and now known as No. 545 Clinton Avenue, more particularly bounded and described as follows:

Beginning at a point in the north line of Clinton Avenue about eighteen (18) feet from the southeast corner of a parcel of ground conveyed by James Kidd to the Albany Guardian Society, July 17, 1869, by deed recorded in the Albany County Clerk's Office in Book 225 of Deeds, page 191 and running thence easterly along the northerly line of Clinton Avenue eighteen (18) feet; thence northerly, on a line parallel with the east line of the premises described in the deed from Daniel Casey and wife to Mary J. Alexander, recorded in said County Clerk's Office in Book 276 of Deeds, page 254, about one hundred twenty-five (125) feet, thence westerly on a line parallel with Clinton Avenue, eighteen (18) feet, and thence southerly on a line parallel with said east line, about one hundred twenty-five (125) feet to Clinton Avenue, the place of beginning.



ALBANY COUNTY – STATE OF NEW YORK
 BRUCE A. HIDLEY COUNTY CLERK
 16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2018-20600

Receipt#: 20180255776
 Clerk: KT
 Rec Date: 09/13/2018 09:08:02 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: LI XIANRONG

Party1: TMR 1 ALBANY LP
 Party2: LI XIANRONG
 Muni: ALBANY CITY

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 310.00

Transfer Tax
 Transfer Tax - State 168.00

Sub Total: 168.00

Total: 478.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 1085
 Transfer Tax

Transfer Tax - State 168.00

Total: 168.00

Record and Return To:

BOX 8

Bruce A. Hidley
 Albany County Clerk

(2)

KJ
216

Record & Return to:
Jason S. Hover, Esq.
Hover & Mackowski, PLLC
1754 US Route 9
Clifton Park, NY 12065

Warranty Deed with Lien Covenants

This Indenture, Made the 27th day of August, 2018,

BETWEEN TMR 1 Albany, LP, a New York Limited Partnership, with a business address of 182 Ontario Street, Albany, New York 12203, Party of the first part, and

~~Xianrong Li~~ and Xianrong Li, residing at 143 Central Avenue, Albany, New York 12206, Parties of the second part,

WITNESSETH, that the Parties of the first part, in consideration of One and no/100 Dollar (\$1.00) 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, its successors and assigns, forever,

ALL that certain lot, piece or parcel of property more fully described in Exhibit "A" attached hereto and made a part herof.

BEING the same premises conveyed to TMR Albany 1, L.P. by deed from GEM in Albany, LLC, dated the 28th of May, 2011 and recorded in the Albany County Clerk's Office on the 30th of June, 2011 in Book as Document Number 10913829.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, their heirs and or assigns, forever.

AND the Grantor covenants that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as foresaid.

AND, 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.

The word "party" shall be construed as it if reads "parties" wherever the sense of this indenture so requires.

Box 8 A-0132534

JC

In Witness Whereof, the parties of the first part has hereunto set their hands and seals the day and year first above written.


Peter Reynolds, General Partner, TMR I Albany, L.P.

In presence of:

STATE OF Florida)

COUNTY OF Hillsborough)ss.:

On the 23rd day of August, in the year 2018, before me, the undersigned, personally appeared PETER REYNOLDS personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public



SCHEDULE A DESCRIPTION

All that tract, piece or parcel of land, situate, lying and being on the north side of Clinton Avenue, between Judson Street and North Lake Avenue in the Eleventh Ward of the City and County of Albany, N.Y., and now known as No. 545 Clinton Avenue, more particularly bounded and described as follows:

Beginning at a point in the north line of Clinton Avenue about eighteen (18) feet from the southeast corner of a parcel of ground conveyed by James Kidd to the Albany Guardian Society, July 17, 1869, by deed recorded in the Albany County Clerk's Office in Book 225 of Deeds, page 191 and running thence easterly along the northerly line of Clinton Avenue eighteen (18) feet; thence northerly, on a line parallel with the east line of the premises described in the deed from Daniel Casey and wife to Mary J. Alexander, recorded in said County Clerk's Office in Book 276 of Deeds, page 254, about one hundred twenty-five (125) feet, thence westerly on a line parallel with Clinton Avenue, eighteen (18) feet, and thence southerly on a line parallel with said east line, about one hundred twenty-five (125) feet to Clinton Avenue, the place of beginning.

STATE OF NEW YORK
COUNTY OF ALBANY

UCS-427L
ALBANY CITY COURT

Present: Hon. Peter M. Torncello, City Court Judge

The People of the City of Albany

Civil Judgment Order

vs.

Docket Number: CR-07939-22

Xianrong Li
3 Emerson Drive
Latham, NY 12110

Legacy Docket Number:

CJTN:

NYSID:

EYO: N

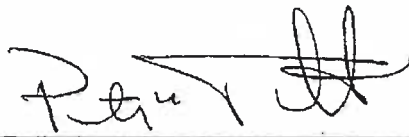
YO: N

The above-named defendant having been ordered to pay fines, fees and/or surcharges, and the defendant having failed to pay all or part of said fines, fees and/or surcharges, and the defendant still owing the remaining total sum of: **\$30,310.00**; it is hereby,

ORDERED, pursuant to section 60.35 of the Penal Law and sections 420.10 and 420.40 of the Criminal Procedure Law; that a certified copy of this Order shall be filed with the **Albany County Clerk**, and said Order shall be entered by the **Albany County Clerk** in the same manner as a judgment in a civil action in accordance with subdivision (a) of Rule 5016 of the Civil Practice Law and Rules; the entered order shall be deemed to constitute a judgment-roll as defined in Section 5017 of such law and rules and the **Albany County Clerk** shall docket the entered order as a money judgment pursuant to Section 5018 of the Civil Practice Law and Rules.

T23-4991

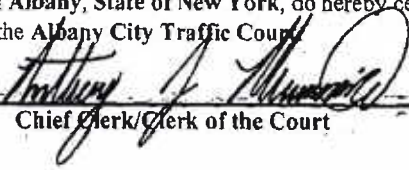
SO ORDERED:



Dated: August 8, 2023

Hon. Peter M. Torncello
City Court Judge

I, **Anthony Mancino**- Chief Clerk, Albany City Court, County of Albany, State of New York, do hereby certify that the above Civil Judgment Order is a true copy of the original Order filed with the Albany City Traffic Court.



Dated: August 8, 2023

Chief Clerk/Clerk of the Court

3



Image Mate Online

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[Report](#)

[Comparables](#)

Municipality of City of Albany			
SWIS:	010100	Tax ID:	65.55-5-58
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Taxable
Address:	545 Clinton Ave		
Property Class:	411 - Apartment	Site Property Class:	411 - Apartment
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	R2B -	Bldg. Style:	Not Applicable
Neighborhood:	05020 -	School District:	Albany
Total Acreage/Size:	18.02 x 125	Equalization Rate:	---
Land Assessment:	2023 - \$3,400	Total Assessment:	2023 - \$15,000
Full Market Value:	2023 - \$21,177		
Deed Book:	2018	Deed Page:	20600
Grid East:	651840	Grid North:	971580
Special Districts for 2023			
<i>No information available for the 2023 roll year.</i>			
Land Types			
Type		Size	
Primary		2,250.00 sq ft	

Photographs

No Photo Available

Documents

No documents found for this parcel

Maps

- [View Tax Map](#)
- [Pin Property on GIS Map](#)
- [View in Google Maps](#)
- [View in Bing Maps](#)

Map Disclaimer

Corning Abstract & Closing Services

Corning Abstract & Closing Services (the "Company"), organized under the laws of the State of New York, hereby certifies and guarantees that it has examined the records of the County Clerk's Office for the county in which the subject premises is located by means of searching the general alphabetical indices to Deeds, Mortgages, Miscellaneous Records, General Assignments, Discharges, Cancellations, Terminations and Satisfactions, Powers of Attorney, Lis Pendens and Notice of Pendency of Action, Mortgage Sales, Sheriff's Certificates of Sale, Orders Appointing Receivers, the Inactive Hazardous Waste Disposal Site Registry Index and Homestead Exemptions maintained in said County Clerk's Office, any Lis Pendens and Notices of Pendency, if any, filed against the above named persons who appear to have had title to the subject premises during the last ten years are set forth in the search. The Company has also caused an examination in the dockets of Judgment Transcripts, Public Welfare Lien Docket, Index to UCC Financing Statements and Consolidated Lien Docket and Index to Mechanic Liens for a period during the last ten years and the Federal and State Tax Lien Indices for a period during the last twenty years and the Indices of the County Surrogate's Court for the county in which the subject premises is located for Wills, Petitions and Proceedings (affecting title to the subject premises) against the following person(s) as owner(s) during their respective periods of title to the premises described at **Spec No. 2** and find only as set forth in this search.

TMR Albany 1, L.P.)	May 28, 2011 to September 13, 2018
TMR Albany 1)	May 28, 2011 to September 13, 2018
TMR 1 Albany, L.P.)	May 28, 2011 to September 13, 2018
TMR 1 Albany)	May 28, 2011 to September 13, 2018
Xianrong Li)	March 1, 2004 to March 1, 2024

This certificate is limited to a search against the spelling of the name as it appears above.

This certificate covers 3 item(s).

All Mortgages and oil and gas leases which appear to have been properly expired and discharged of record and former liens which have expired or have been discharged are omitted from this abstract.

In Witness Whereof, the Company has caused this Certificate to be signed by its Authorized Officers, this **11th day of March, 2024 at 5 p.m.**

Corning Abstract & Closing Services

By: Cedric Thomas