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December 6, 2022

County of Albany
Director of Finance
112 State Street
Albany, NY 12207

RE: 7& 9 Park Avenue, Albany

Dear Director of Finance:

By deeds dated September 7, 1985 the County transferred 7&9 Park Avenue, Albany unto Clemente & John Parente (see attached). Contained within those deeds are the Counties right of Reverter and re-entry.

My client, Philip Wilmot is now trying to sell this property and requires a Release of the Right of Reverter.

Very truly yours,



Thomas J. Gabriels, Esq.
TJG/mb

9 PARK

THE OFFICIAL RECORD OF THE STATE OF NEW YORK
IN THE OFFICE OF THE CLERK OF THE SUPREME COURT

NATIONAL LEGAL SUPPLY CO.
OF NEW YORK CITY, ALBANY, N. Y. 12202

This Indenture,

September
Between

Nineteen Hundred and
COUNTY OF ALBANY

Eighty-five

seventeenth

day of

municipal

a corporation organized under the laws of the State of New York

2291: 524

party of the first part, and
CLEMENTE J. PARENTE and JOHN V. PARENTE both residing at 31 Barclay Street, City
and County of Albany, State of New York, as joint tenants of the second part,
Witnesseth that the part of the first part, in consideration of
SIX THOUSAND FOUR HUNDRED and 00/100 Dollars (\$6,400.00)
lawful money of the United States,
paid by the part of the second part, does hereby grant and release unto the
part of the second part, their heirs and assigns forever, all

THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND situate in the 3rd Ward of the City
and County of Albany, State of New York, known, numbered and designated on the 1961
Assessment Roll of the City of Albany, County of Albany and State of New York as
follows:

Ward 3, City of Albany, County of Albany, Alleged Owner: Donald F. Kulzer, described
as follows: Street No. 7 Park Avenue, Lot No. -, side North between Grand and
Philip Sts. Dimensions -. ID 904805.

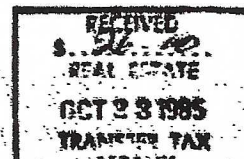
Ward 3, City of Albany, County of Albany, Alleged Owner: Donald F. Kulzer, described
as follows: Street No. 9 Park Avenue, Lot No. -, side North between Grand and Philip
Sts. Dimensions -. ID 904806.

SUBJECT, however, to the following conditions, covenants and restrictions, to which
the party of the second part does hereby agree and which shall run with the land and
be binding on the party of the second part and his assigns, to wit:

That the party of the second part shall not transfer title to the premises herein
conveyed for a period of not less than three years following the date of this
instrument.

To have and to hold the premises herein granted unto the party of the second part,
their heirs, and assigns forever, upon the express condition that the party of the
second part shall within eighteen (18) months of the date of this conveyance rehabili-
tate, or cause to be rehabilitated, to a condition satisfactory to the party of the
first part, the premises herein conveyed and any and all structures situated thereon.
In the event rehabilitation satisfactory to the party of the first part is not
completed within said eighteen (18) months, then title to said premises shall revert
to the party of the first part, and the party of the first part may re-enter upon
said premises and regain title thereto. The aforesaid reverter and right of re-
entry shall terminate by the issuance of a release thereof by the party of the first
part upon the issuance of a certification of compliance from the party of the first
indicating that the rehabilitation satisfactory to the party of the first part has
been completed or upon the recording of a building and loan rehabilitation mortgage
in an amount acceptable to the party of the first part from a governmental agency or
accredited lending institution to the party of the second part for the purpose of
rehabilitating said premises, whichever shall occur first.

(Additional Information see Page 2)



2294: 525

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 part ^{ies} of the second part, ^{at it holds} and assigns forever.

And the party of the first part covenants that it has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

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 caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this ¹⁷ day of September Nineteen Hundred and Eighty-five

COUNTY OF ALBANY

By Cathy Brewer Connors
DIRECTOR OF FINANCE

State of New York
County of Albany
before me personally came

On this ¹⁷ day of September
Nineteen Hundred and Eighty-five

Cathy Brewer Connors

to me personally known, who, being by me duly sworn, did depose and say that she resides in 18 Sturbridge Court, Voorheesville, New York that she is the Director of Finance of the County of Albany the corporation described in, and which executed, the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that, he signed her name thereto by like order.

Wanda Hengeler

Notary Public for the State of New York
My Comm. Expires March 31, 1986
Commission Expires March 31, 1986

Deed
CONVEYANCE RECORDS UNIT

COUNTY OF ALBANY

TO

CLEMENTE J. PARENTI

and

JOHN V. PARENTI

dat. September 17, 1985

State of New York

City of Albany

RECORDED ON THE

Index of Deeds

at Albany, N.Y.

Book of Deeds

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Court House

NOV 14 1985

2204: 525

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 part ^{ies} of the second part, ^{to it heirs} and assigns forever.

And the party of the first part covenants that it has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

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 caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this ^{17th} day of September Nineteen Hundred and Eighty-five

COUNTY OF ALBANY

By Cathy Becker Corners
DIRECTOR OF FINANCE

State of New York
County of Albany
before me personally came

On this 17th day of September
Nineteen Hundred and Eighty-five

Cathy Becker Corners

to me personally known, who, being by me duly sworn, did depose and say that s/he resides in 18 Starbridge Court, Voorheesville, New York that s/he is the Director of Finance of the County of Albany the corporation described in, and which executed, the within instrument; that s/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that, s/he signed her name thereto by like order.

Witness my hand and seal

NOTARY PUBLIC
Notary for the State of New York
My Comm. Expires March 31, 1986

Deed

COUNTY OF ALBANY

TO

CLEMENT J. PARENTE

and

JOHN V. PARENTE

14th, September 17, 1985

State of New York

City of Albany

RECORDED ON THE

days of Sept

at Albany

in the

Office of Deeds

Book undecim

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RETURN TO: Box 48

County Clerk

NOV 11 1985