

## TAX LIEN FORECLOSURE SEARCH

Search Date July 28, 2017

OHTA Number A17-0348

Municipality City of Albany

Index Number 2471-14

Foreclosure No. 0002382

Tax Map Number 76.73-4-35

Property Address 140 Clinton Street, Albany, NY 12202

Date of Filing of List of Delinquent Taxes August 13, 2014

|                       |   |
|-----------------------|---|
| Open Mortgages        | 0 |
| Assignments           | 0 |
| Judgments             | 0 |
| Federal Tax Liens     | 0 |
| UCCs                  | 0 |
| State Tax Warrants    | 0 |
| Leases                | 0 |
| Other Lienors         | 0 |
| Other Interests       | 1 |
| Estate Proceedings    | 0 |
| Mortgage Foreclosures | 0 |
|                       | 1 |

**NOTE:** Description used in current deed cannot be justified against dimensions of subject parcel as shown on tax map.

## TAX LIEN FORECLOSURE SEARCH

## 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. Karen | Range       | 140 Clinton Street | Albany | NY 12202 |
| 2. Nia   | Prendergast | 140 Clinton Street | Albany | NY 12202 |

**A-2. ADDITIONAL ADDRESSEES**

|           |             |                       |          |          |
|-----------|-------------|-----------------------|----------|----------|
| 3. Karen  | Range       | 467 Orange Street     | Albany   | NY 12206 |
| 4. Karen  | Range       | 142 Broad Street      | Albany   | NY 12202 |
| 5. Karen  | Range       | 140 Broad Street      | Albany   | NY 12202 |
| 6. Karen  | Range       | 1111 Meadowbrook Road | Palm Bay | FL 32905 |
| 7. Karen  | Range       | 138 Fourth Avenue     | Albany   | NY 12202 |
| 8. Karen  | Range       | 142 Fourth Avenue     | Albany   | NY 12202 |
| 9. Karen  | Range       | 240 Orange Street     | Albany   | NY 12210 |
| 10. Karen | Range       | 335 Orange Street     | Albany   | NY 12210 |
| 11. Karen | Range       | 53 Lexington Avenue   | Albany   | NY 12206 |
| 12. Karen | Range       | 315 Second Street     | Albany   | NY 12202 |
| 13. Karen | Range       | 339 Stratford Road    | Brooklyn | NY 11218 |
| 14. Nia   | Prendergast | 142 Broad Street      | Albany   | NY 12202 |
| 15. Nia   | Prendergast | 140 Broad Street      | Albany   | NY 12202 |
| 16. Nia   | Prendergast | 138 Fourth Avenue     | Albany   | NY 12202 |
| 17. Nia   | Prendergast | 142 Fourth Avenue     | Albany   | NY 12202 |
| 18. Nia   | Prendergast | 240 Orange Street     | Albany   | NY 12210 |
| 19. Nia   | Prendergast | 335 Orange Street     | Albany   | NY 12210 |
| 20. Nia   | Prendergast | 53 Lexington Avenue   | Albany   | NY 12206 |
| 21. Nia   | Prendergast | 339 Stratford Road    | Brooklyn | NY 11218 |

Source Deed Book 3057 Page 1023

Deed R and R

TAX LIEN FORECLOSURE SEARCH

SECTION I (continued)

B. ADDITIONAL PARTIES

MORTGAGES (0)

1.

ASSIGNMENTS (0)

1.

JUDGMENTS (0)

1.

FEDERAL TAX LIENS (0)

1.

UCC (0)

1.

STATE TAX WARRANTS (0)

1.

LEASES (0)

1.

OTHER LIENORS (0)

1.

OTHER INTERESTS (1)

|    |                                      |              |        |    |            |
|----|--------------------------------------|--------------|--------|----|------------|
| 1. | Albany Water Board                   | PO Box 1966  | Albany | NY | 12201-1966 |
| 2. | Commissioner, Water and Water Supply | 35 Erie Blvd | Albany | NY | 12204      |

ESTATE PROCEEDINGS (0)

1.

TAX LIEN FORECLOSURE SEARCH

**SECTION I** *(continued)*

---

**MORTGAGE FORECLOSURES (0)**

1.

TAX LIEN FORECLOSURE SEARCH

SECTION II

PARTIES HAVING AN INTEREST OF RECORD  
AS OF SEARCH DATE

A-1. OWNER(S) OF RECORD

1.

2.

A-2. ADDITIONAL ADDRESSEES

3.

Source Deed

Deed R and R

B. ADDITIONAL PARTIES

MORTGAGES (0)

1.

ASSIGNMENTS (0)

1.

JUDGMENTS (0)

1.

FEDERAL TAX LIENS (0)

1.

UCC (0)

1.

STATE TAX WARRANTS (0)

1.

TAX LIEN FORECLOSURE SEARCH

SECTION II (continued)

---

**LEASES (0)**

1.

**OTHER LIENORS (0)**

1.

**OTHER INTERESTS (0)**

1.

**ESTATE PROCEEDINGS (0)**

1.

**MORTGAGE FORECLOSURES (0)**

1.

LIBER 3057 PAGE 1023



Albany County Clerk  
16 Eagle St. Rm 128  
Albany, NY 12207

## Return to:

ALBANY COUNTY DEPARTMENT OF LAW  
112 STATE STREET ROOM 1010  
ALBANY, NY 12207

Instrument: Deed

Document Number: 11329946 Book: 3057 Page: 1023

Grantor

COUNTY OF ALBANY

Grantee

RANGE, KAREN  
FRENDEGAST, NIA

Number of Pages: 3

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax# 3509  
.....\$0.00

Recorded Date/Time: 02/05/2013 at 12:26 PM

Receipt Number: 747420

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

LIBER **3057** PAGE **1024****RECORD AND RETURN TO:**

2 JL  
ALBANY COUNTY DEPARTMENT OF LAW  
112 State Street, Room 1010  
Albany, New York 12207

**QUITCLAIM DEED**

Albany County Clerk  
Document Number 11329946  
Rcvd 02/05/2013 12:26:46 PM



THIS INDENTURE, made the 1<sup>st</sup> day of February, 2013 between

The COUNTY OF ALBANY, NEW YORK, a municipal corporation organized and existing pursuant to the laws of the State of New York having its principal office located at 112 State Street, Albany, New York 12207, as the party of the first part, and

KAREN RANGE AND NIA PRENDERGAST, residing or having an office located at 339 Stratford Road, Brooklyn, New York 11218 the party(ies) of the second part,

WITNESSETH that the party of the first part, in consideration of the sum of THREE THOUSAND SIX HUNDRED DOLLARS AND 00 CENTS (\$3,600.00) lawful money of the United States paid to it by the party(ies) of the second part, hereby remises, releases and quitclaims unto the party(ies) of the second part and said party's(ies') heirs, successors, and/or assigns forever,

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND situate, lying and being in the ALBANY, County of Albany and State of New York, described as follows:

|                  |                    |
|------------------|--------------------|
| Foreclosure #    | 9129-08-0001429    |
| City/Town of     | ALBANY             |
| Alleged Owner(s) | SNW MANAGEMENT INC |
| Description      | 140 Clinton Street |
| Class Code       | 220                |
| Tax Map #        | 76.73-4-35         |

Albany County Clerk  
Deed Books (Record Room)  
Book 3057 Page 1024



BEING THE SAME PREMISES so described in the Deed in Foreclosure from the Enforcing Officer of the County of Albany, New York, Tax District conveying said premises to the party of the first part dated 11/9/2012 and recorded in the Albany County Clerk's Office on 11/13/2012 in Book 3049 of Deeds at Page 553 made pursuant to the Final Judgment of Foreclosure granted said Tax District by the Albany County Court on 10/17/2012 and entered in the Albany County Clerk's Office on 10/18/2012 in the "In Rem" delinquent real property tax lien foreclosure action/proceeding brought therein by said Tax District pursuant to Article Eleven, Title 3, of the Real Property Tax Law against the parcels of real property included in the LIST OF DELINQUENT TAXES filed on 1/6/2009 covering the ALBANY, Albany County, assigned Index No. 9129-08.

This conveyance is made pursuant to and is conditioned by Resolution No. 462 the Albany County Legislature for the year 2012 adopted on 12/3/2012 approving the sale and conveyance of said premises to the party(ies) of the second part.

Title to the premises hereby conveyed is subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose; (b) all applicable zoning, land use and building code regulations; (c) any easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the unpaid tax subject of the delinquent tax foreclosure action/proceeding in which party of the first part acquired title to the premises; (d) liability for



## LIBER 3057 PAGE 1025

village taxes, if applicable; (e) liability for a pro-rata share of current property and school taxes on the premises; (f) liability for any unpaid or payable street, sewer, or other special assessments on the premises; and (g) liability for any unpaid or payable water or sewer charges against the premises.

Together with 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(ies) of the second part and said party's(ies) heirs, successors and/or assigns forever.

In Witness Whereof the party of the first part has caused these presents to be signed by its duly authorized officer on the date above written.

IN THE PRESENCE OF

## PARTY OF THE FIRST PART

The COUNTY OF ALBANY, NEW YORK

BY: Daniel P. McCoy L.S.  
DANIEL P. MCCOY  
ALBANY COUNTY EXECUTIVE

## ACKNOWLEDGMENT

STATE OF NEW YORK }  
COUNTY OF ALBANY } SS:

On the 1<sup>st</sup> day of February in the year 2013 before me, the undersigned, personally appeared DANIEL P. MCCOY, 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 as Albany County Executive, and that by his signature on the within instrument, the individual, or the person, to wit: the County of Albany, New York, upon behalf of which the individual acted, executed the instrument

Melanie J. Bunzey  
NOTARY PUBLIC - STATE OF NEW YORK

MELANIE J. BUNZEY  
Notary Public, State of New York  
Qualified in Albany County  
No. 01806048902  
Commission Expires Dec. 2, 2014

[illegible]