

July 13, 2022

Honorable Daniel P. McCoy
Albany County Executive
112 State Street
12th Floor
Albany, NY 12207

Re: 673 Central Avenue in the City of Albany.

To Honorable Daniel P. McCoy:

My name is Muhammad Z. Khan. I am the owner of 667 Central Ave, Albany, NY 12206 and I currently use that property as a business location providing the community with affordable auto repair services. Attached is a copy of the Deed evidencing my ownership of 667 Central Ave, Albany, NY 12206. I have recently learned that the property abutting mine, specifically, 673 Central Avenue, Albany, NY 12206 is for sale. I am interested in purchasing 673 Central Avenue. If I am allowed to own 673 Central Avenue, I will be in a better position to expand my business and offer more services to the community. I am offering to purchase 673 Central Avenue, Albany, NY 12206 for thirty thousand dollars (\$30,000.00). Kindly consider my offer and let me know if I can be approved to purchase 673 Central Avenue.

Thank you for your courtesy and consideration. If you have any questions or need additional information, please contact me on my cell at 518-852-6781.

Very truly yours,

Muhammed Khan

Muhammad Z. Khan



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 #: R2022-5084

Receipt#: 20220519554

Clerk: KT

Rec Date: 02/22/2022 10:44:53 AM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: SHAKER ABSTRACT & TITLE
LLC

Party1: GEM AUTO REPAIR LLC

Party2: KHAN MUHAMMAD Z

Muni: ALBANY CITY

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	0.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax
Transfer Tax - State 1800.00

Sub Total: 1800.00

Total: 2115.00

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

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

Transfer Tax #: 5234

Transfer Tax

Transfer Tax - State 1800.00

Total: 1800.00

Record and Return To:

SHAKER ABSTRACT & TITLE LLC
279 TROY RD STE 9-221
RENSSELAER, NY 12144-9518

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.

Bruce A. Hidley
Albany County Clerk

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 27th day of JANUARY TWO THOUSAND AND TWENTY TWO
BETWEEN

GEM AUTO REPAIR, LLC, with a principal office address at
667 Central Avenue, Albany, New York

party of the first part, and

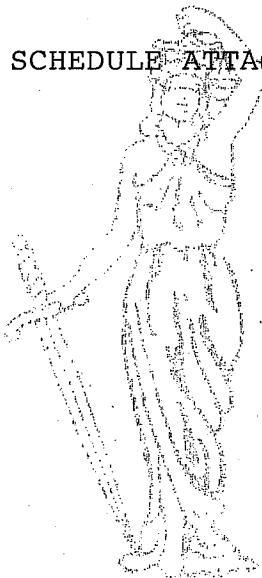
MUHAMMAD Z. KHAN, residing at 6066 Nott Road, Guilderland,
New York 12084

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE ATTACHED



BEING the same premises conveyed to the party of the first part by MIG AUTO REPIAR & SALES by Warranty Deed dated February 24, 2014 and recorded in the Albany County Clerk's Office on February 24, 2014 in Book 3092 at page 52.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; 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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that 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.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

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:

GEM AUTO REPAIR, LLC

By: ELENA SIROTKINA
Authorized Member

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Albany ss.:

On January 27, 2022 before me, the undersigned, personally appeared

ELENA SIROTKINA
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/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Lawrence A. Kirsch
(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of County of ss.:

On before me, the undersigned, personally appeared

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/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

Warranty Deed

WITH FULL COVENANTS

TITLE NO.

GEM AUTO REPAIR, LLC

TO

MUHAMMAD Z. KHAN

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of County of ss.:

On before me, the undersigned, personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof);

LAWRENCE A. KIRSCH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 4787475
Qualified in Albany County County
My Commission Expires May 31, 2023

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(☐ if taken outside New York State insert city or political subdivision and state or country or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

(signature and office of individual taking acknowledgment)

SECTION

BLOCK

LOT

COUNTY OR TOWN

RECORD AND RETURN BY MAIL TO:

Granich Law Firm
21 Colvin Avenue
Albany NY 12202
Zip No.

SCHEDULE A

PARCELS ONE & TWO (formerly 9 & 11 Grant Avenue): ALL THAT PIECE OR PARCEL OF LAND with the improvements thereon situate on the west side of Grant Avenue, between Central Avenue and Hunter Avenue in the City of Albany, County of Albany and State of New York, more particularly described as follows, to wit: BEGINNING at a point on the west side of Grant Avenue about eighty-four and forty-eight hundredths (84.48) feet northerly from the north line of Central Avenue which said point is also the southeast corner of Lot Number twenty (20) as laid down on map made by Walter Melius, City Engineer for apportioning the expense of excavating, filling and forming Grant Avenue, which map is on file in the Office of the City Engineer of Albany, New York; and runs from thence northerly along the westerly line of Grant Avenue about forty and nine hundredths (40.09) feet; thence westerly about ninety-four and sixty-seven hundredths (94.67) feet to the lands previously conveyed to Edward M. Cameron and Orra G. Hawn; thence southerly along the line of said Cameron and Hawn land about forty and nine hundredths (40.09) feet to the lands formerly of Peter Schneider; thence easterly along the northerly line of said Schneider lands about ninety-four and sixty-seven hundredths (94.67) feet to Grant Avenue, the point or place of beginning.

PARCEL THREE (formerly 667 Central Avenue) ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the City of Albany, County of Albany and State of New York, bounded and described as follows: COMMENCING at the intersection of the west line of Grant Avenue, formerly Grant Street, with the northerly line of Central Avenue; and runs thence northerly along the west line of Grant Avenue, 84.48 feet to the southeast corner of a frame dwelling house; and thence running westerly along the south line of said dwelling and lot, 52.94 feet to a lot now or formerly owned by Frederick M. Snyder and wife; and thence running southerly along the east line of the aforesaid Snyder property, 66.81 feet to the north line of Central Avenue; and thence running easterly along the north line of Central Avenue 75 feet to the intersection of the west line of said Grant Avenue with the north line of Central Avenue, the point and place of beginning.

PARCEL FOUR (formerly 669 Central Avenue) ALL THAT TRACT OR PARCEL OF LAND, together with the buildings and improvements thereon, situate in the City and County of Albany, State of New York, bounded and described as follows: COMMENCING at a point in the northerly line of Central Avenue distant 100 feet from the intersection of the north line of Central Avenue and the west line of Grant Avenue; and running thence easterly along the northerly line of Central Avenue, 28.65 feet; running thence northerly on a line at right angles to the north line of Central Avenue 65 feet to a point which is 50 feet westerly from Grant Avenue, which said point is measured from a point on Grant Avenue 79 feet 4 inches north of the northwest corner of Grant Avenue and Central Avenue; running thence westerly 44.70 feet to a point which is 57.3 feet northerly from the place of beginning and running thence southerly 57.3 feet to the point or place of beginning.

PARCEL FIVE (formerly 671 Central Avenue) ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate in the City and County of Albany, State of New York, known, numbered and designated on the 1991 Assessment Roll of the City of Albany, County of Albany and State of New York as follows:

Foreclosure # Albany-0115-92

City of Albany, County of Albany, Alleged Owner: Peterson Petroleum, Inc.

Description: 671 Central Avenue

Parcel #16875 Tax Map No. 64.28-2-9.00

The above described PARCEL FIVE is also described as follows:

ALL THAT PIECE OR PARCEL OF LAND situate in the City of Albany, Albany County, State of New York, being more particularly bounded and described as follows: BEGINNING at a point in the northerly line of Central Avenue, said point being 100.0 feet westerly from the west line of Grant Avenue as measured along the northerly line of Central Avenue; thence continuing along Central Avenue North 40° 39' 10" West 40.0 feet to a point; thence North 49° 20' 50" East at right angles to Central Avenue 80.0 feet to a point; thence South 40° 39' 10" East parallel to Central Avenue 15.82 feet to a point in the rear line of Lot No. 11 Grant Avenue; thence along Lot Nos. 11 and 9 Grant Avenue South 32° 31' 30" West parallel to Grant Avenue 83.58 feet to the point and place of beginning.