



**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: 11498292 Book: 3081 Page: 742

Grantor

COUNTY OF ALBANY

Grantee

ALBANY HOUSING AUTHORITY

Number of Pages: 6

Recorded Date/Time 10/23/2013 at 1:25 PM

Receipt Number 0

Transfer Tax Receipt

Albany County Clerk Received:

Trans Tax # 1771

.....\$0.00

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

2119

RECORD AND RETURN TO:
ALBANY COUNTY DEPARTMENT OF LAW
112 State Street, Room 1010
Albany, New York 12207

Albany County Clerk
Deed Books (Record Room)
Book 3081 Page 743



QUITCLAIM DEED

THIS INDENTURE made the 16 day of October, 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, **party of the first part**, and

The **ALBANY HOUSING AUTHORITY**, a municipal housing authority organized and existing under the laws of the State of New York having an office located at 200 South Pearl Street, Albany, New York 12202, **party of the second part**,

Witnesseth that in consideration of payment by the party of the second part of the sum of ONE DOLLAR (\$1.00) AND NO CENTS lawful money of the United States, the party of the first part hereby remises, releases and quitclaims unto the party of the second part, its successors and assigns forever, all of the party of the first part's right, title and interest in and to

All that certain lot, piece or parcel of land situate, lying and being in the City of Albany, County of Albany and State of New York described in Exhibit "A" attached.

Being the same premises described as "**PARCEL No. ALBANY 4235-07-615 (239 Green Street, City of Albany)**" in the Deed in Foreclosure conveying said premises to the party of the first part having simultaneously herewith been executed by the Enforcing Officer of the County of New York, Tax District and recorded in the Office of the Albany County Clerk made pursuant to the Summary Final Judgment of Foreclosure with respect to said premises granted said Tax District by Order of the Albany County Court on November 29, 2011 and entered in the Albany County Clerk's Office on December 5, 2011 in the proceeding commenced under **Index No. 4235-07** entitled "In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure Proceeding brought pursuant to Article Eleven, Title 3 of the Real Property Tax Law by THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT, against Those Parcels of Real Property described in the **LIST OF DELINQUENT TAXES filed on August 13, 2007** covering the **CITY OF ALBANY, Albany County**".

This conveyance is made pursuant to and is conditioned by Resolution No. 204 of the Albany County Legislature for the year 2013 adopted on June 10, 2013, authorizing the conveyance of the premises to the party of the second part.

Albany County Clerk
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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-or-way of record existing at the time of the levy of the tax, the non-payment of which resulted in the delinquent tax foreclosure proceeding by which Albany County acquired title to the premises; (d) liability for any street, sewer, or other special assessments on the premises unpaid or payable to the municipality in which they are located; and, (e) liability for any water or sewer charges against the premises unpaid or payable to the municipality in which they are located.

Together with appurtenances and all of the estate and rights of the party of the first part in and to the premises.

To Have and to Hold the premises hereby conveyed unto the party of the second part, its successors and assigns forever upon the condition: that the party of the second part shall use said premises to implement its continuing effort to revitalize areas in the City of Albany's south end neighborhood; that said premises shall be improved at a minimum by the amount of the delinquent real property taxes on it at the time of this conveyance; and, that in the event said premises is sold at a profit exceeding the cost of such improvements, the party of the first part shall be reimbursed in the full amount of such excess. In the event any of said conditions are not met as to said premises the party of the first part may assert a right of reverter of title to said premises by commencing an action to reacquire title to it for condition broken. Said right of reverter will be released as to said premises upon submission of satisfactory proof to the party of the first part that all of the aforesaid conditions have been met as to said premises.

In Witness Whereof the party of the first part has executed these presents on the day 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

LIST OF DELINQUENT TAXES
FOR
CITY OF ALBANY, ALBANY COUNTY

PARCEL FORECLOSURE NO.: **0000615**

FORECLOSURE PROCEEDING INDEX NO.: **4235-07**

PARCEL LOCATION: **239 GREEN ST, CITY OF ALBANY**

PARCEL TAX MAP NUMBER: **07606500050250000000__**

PARCEL PROPERTY CLASS CODE: **220**

OWNER LISTED ON DELINQUENT TAX BILL: **NUNESS JEFFERSON**

REPUTED PARCEL OWNER(S): **NUNESS JEFFERSON**
AS OF 8/1/2007

MAILING ADDRESS: **NUNESS JEFFERSON**
 778 LIVINGSTON AVE
 ALBANY, NY 12206

<u>LIEN YEAR</u>	<u>TYPE OF TAX</u>	<u>AMOUNT DUE</u>
2003	SCHOOL	\$1764.41
2003	PROPERTY	\$0

