

# CLIENT NAME

1 MAIN STREET  
NEW YORK, NY 10008  
TEL: 212-555-5555 FAX: 212-777-7777

CO-OP Title Search (Limited Liability With Tax)

**TITLE #:** xxxxxx

**EFFECTIVE DATE:** 6/28/2023

**PREPARED FOR:** CLIENT NAME

**ORDER ID:** xxxxxxxx

**PREMISES:**

XXXXXXXXXXXXXXXXXXXX APT/UNITX

**STATE:** NY **COUNTY:** KINGS

**Block:** XX **Lot:** X

**Please See Attached Documents**

IT IS SUGGESTED THAT A SUBSTANTIALLY SIMILAR DISCLAIMER AS BELOW SHOULD BE SENT TO YOUR CLIENT ALONG WITH THE WORK PRODUCT.

**IMPORTANT NOTICE ABOUT SEARCH INFORMATION HEREIN**

DATATRACE INFORMATION SERVICES, LLC. DISCLAIMS ANY AND ALL LIABILITY TO ANY PERSON OR ENTITY FOR THE PROPER PERFORMANCE OF SERVICES REFLECTING THE CONDITION OF TITLE TO REAL PROPERTY. THIS SEARCH WAS COMPILED FROM PUBLIC RECORDS MADE AVAILABLE FROM VARIOUS COUNTY AND MUNICIPAL OFFICES, AGENCIES AND DEPARTMENTS. THE SERVICES ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR WARRANTIES BASED ON COURSE OF DEALING OR USAGE IN TRADE OR ERRORS OR OMISSIONS RESULTING FROM NEGLIGENCE, MIS-INDEXING, MIS-POSTING OR ITEMS THAT ARE AFTER THE EFFECTIVE DATE OF THE SEARCH. THIS IS NOT AN INSURED SERVICE. IN THE EVENT THIS SEARCH INCLUDES A "READING" CUSTOMER MUST EXAMINE THE PRODUCT PRIOR TO ISSUING A REPORT OR COMMITMENT. IT IS CUSTOMER'S SOLE OBLIGATION TO COMPLY WITH APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS IN THE USE OF DATATRACE'S PRODUCTS AND SERVICES, INCLUDING BUT NOT LIMITED TO, THE UNITED STATES DEPARTMENT OF THE TREASURY, FINANCIAL CRIMES ENFORCEMENT NETWORK, GEOGRAPHIC TARGETING ORDER. THIS DISCLAIMER SUPERSEDES ALL PRIOR AND CONTEMPORANEOUS UNDERSTANDINGS. THE SERVICES ARE EXCLUSIVELY FOR THE DATATRACE CLIENT AND NOT FOR THE BENEFIT OF ANY THIRD PARTIES.

**CLIENT NAME**  
**1 MAIN STREET**  
**NEW YORK, NY 10008**  
**TEL: 212-555-5555 FAX: 212-777-7777**

**Cooperative Certification and Report**

**TITLE #:** XXXXXX

**EFFECTIVE DATE:** 6/28/2023

**ORDER ID:** XXXXXXXX

**Premises:**XXXXXXXXXXXX

**Apt No./Unit No.:** X

**COUNTY:** KINGS **Block:** XX **Lot:** X

**Seller(s)/Owner(s)/Borrower(s):**

XXXXXXXXXX

XXXXXXXXXX

**Purchaser(s):**

XXXXXXXXXX

XXXXXXXXXXXXXX

Fee Title to premises is presently vested in:

XXXXXXXXXXXXXXXXXXXXXXXXXX

Having been acquired by deed from:

XXXXXXX

Dated: 2/7/1964 and recorded on: 3/10/1964 REEL 9231 PAGE 96

CLIENT NAME certifies that it has made a search of public records in the above stated county(ies), State of New York, with the respect to the following name(s):

XXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXX

XXXXXXXXXX

Note: Returns include only those UCC's that affect both the names searched and the referenced premises.

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**Cooperative Certification and Report**

**TITLE #:** xxxxxx

**EFFECTIVE DATE:** 6/28/2023

**ORDER ID:** xxxxxxxx

**Searches Made vs. Premises**

	<b>RETURNS</b>	<b>#FOUND</b>
Open Mortgages	NONE FOUND	
Mechanics Lien	NONE FOUND	
Lis Pendens	NONE FOUND	
Notice of Lending	NONE FOUND	
ECB's vs The Premises	SEE ATTACHED	1
In Rem	NONE FOUND	
Building Loan Agreement	NONE FOUND	
Sidewalk Violation	SEE ATTACHED	2
Tax Search	SEE ATTACHED	

Additional Notes:

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**Cooperative Certification and Report**

**TITLE #:** XXXXXX

**EFFECTIVE DATE:** 6/28/2023

**ORDER ID:** XXXXXXXXX

**MORTGAGE INFORMATION**

**NO OPEN MORTGAGES HAVE BEEN FOUND**

SAMPLE

**CLIENT NAME**  
**1 MAIN STREET**  
**NEW YORK, NY 10008**  
**TEL: 212-555-5555 FAX: 212-777-7777**

**Cooperative Certification and Report**

**TITLE #:** XXXXXX

**EFFECTIVE DATE:** 6/28/2023

**ORDER ID:** XXXXXXXX

**Searches made on Individuals and Corporations**

**COOP and Owner(s) / Seller(s) / Borrower(s)**

**LIENS VS NAMES:**

	<b>UCC</b>	<b>UC</b>	<b>JUD</b>	<b>FTL</b>	<b>PVB</b>	<b>ECB</b>	<b>TAB</b>	<b>BR*</b>
XXXXXXXXXXXXXXXXXXXXX								
XXX	0	0	1	0	0	0	NA	0
XXXXXXXXXX	1	0	3	0	0	0	5	0
XXXXXXXXXX	2	0	1	0	2	0	1	0

\*Eastern District

UCC	County UCC Search
UC	State UCC and FTL Searches
JUD	Judgment Search
FTL	County Federal Tax Lien Search
ECB	Environmental Control Board Search
PVB	Parking Violations Search
TAB	Transit Adjudication Bureau Search
BR	Bankruptcy Search
N/S	Not Searched

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**NEW YORK, NY 10008**  
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**Cooperative Certification and Report**

**TITLE #:** XXXXXX

**EFFECTIVE DATE:** 6/28/2023

**ORDER ID:** XXXXXXXX

**Searches made on Individuals and Corporations**

**Purchaser(s)**

**LIENS VS NAMES:**

	<b>UCC</b>	<b>UC</b>	<b>JUD</b>	<b>FTL</b>	<b>PVB</b>	<b>ECB</b>	<b>TAB</b>	<b>BR*</b>
XXXXXXXXXXXX	0	0	1	0	1	0	0	0
XXXXXXXXXXXXXXXX	0	0	0	0	0	0	0	0

\*Eastern District

UCC	County UCC Search
UC	State UCC and FTL Searches
JUD	Judgment Search
FTL	County Federal Tax Lien Search
ECB	Environmental Control Board Search
PVB	Parking Violations Search
TAB	Transit Adjudication Bureau Search
BR	Bankruptcy Search
N/S	Not Searched

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**Cooperative Certification and Report**

**TITLE #:** xxxxxx

**EFFECTIVE DATE:** 6/28/2023

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**Terms and Conditions**

- This is not a report of Title Insurance
- CLIENT NAME (this Company), in consideration of the payment of its charges, certifies its findings herein to the applicant, upon the express understanding that liability for any damages hereunder is limited to \$50,000.00, which damages the parties to whom this report is certified shall sustain by reason of its failure to report any recorded/filed lien or encumbrance for which a search has been made, as set forth in this report, but no claim for damages shall arise unless payment of all charges for this report has been made before such claims arise and further that the prospective purchaser, lender, lessor/lessee, his attorney or his agent has no knowledge of any lien, encumbrance, or defect not shown for which said search has been made.
- This Company shall not be responsible for any liability, damages or payment on account thereof voluntarily assumed or paid in settling any claim or suit involving matters covered hereby without its written consent.
- The Fees payable for this report are due and payable whether or not a sale or refinance of the designated apartment occurs.

CLIENT NAME

Order ID: xxxxxxxx

By: x \_\_\_\_\_  
(Authorized Signature)

**COPIES/PRINTOUTS OF  
RELATED  
DOCUMENTS HERE**



# DataTrace®

T. 516.663.0600 F. 657.205.3795 E. All.NY.Customer.Service@datatracetitle.com

## Co-op Tax Search

TITLE #: XXXXXXX

DATE: 7/5/2023

PREPARED FOR: CLIENT NAME

ORDER ID: XXXXXXXXX

### PREMISES:

XXXXXXXXXXXXXXXXXX APT/UNIT X

STATE: NY COUNTY: KINGS

SEC: 1 VOL: 7 BLOCK: XX LOT: XX

STATE SWIS CODE: 650000

CURRENT RPAD OWNER: XXXXXXXXXXXXXXXXXXXX

CURRENT RPAD ADDRESS: XXXXXXXXXXXXXXXXXXXX

### ASSESSMENT:

2023-2024 (FINAL)	ACT LAND:	ACT TOTAL:	TRANS LAND:	TRANS TOTAL:
	106,650	936,900	62,067	545,243
NO EXEMPTIONS	0	0	0	0
BUILDING CLASS: C6 - WALK UP COOPERATIVE				
TAX CLASS: 2 TAX RATE: 12.267				

SEARCH EXCLUDES WATER METER AND SEWER RENTAL CHARGES ACCRUING SINCE THE DATE OF THE LAST READING AND BUILDING PURPOSE FOR UNFIXED FRONTAGE CHARGES SUBSEQUENTLY ENTERED. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. "PAID UNOFFICIALLY" SIGNIFIES RECENT PAYMENTS NOT YET CLEARED BY CITY COLLECTOR. SEARCH DOES NOT INCLUDE POSSIBLE VAULT CHARGES. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. THE RETURNS ARE SPECIFIC TO COUNTY, BLOCK AND LOT. TAX SEARCH DOES NOT GUARANTEE AGAINST EXISTENCE OF SIDEWALK/CURB ASSESSMENTS WHICH ARE NOT REFLECTED IN REAL ESTATE TAX RECORDS AS OF SAID POSTING DATE. THE MASTER WATER LOT IS NOT SEARCHED ON ANY CONDO IN NYC UNLESS SPECIFICALLY REQUESTED.

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Continued..

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## The following returns are at the NYC's DOF, City Collector

<b>2023/2024 - PROPERTY TAX (07/01/2023 - 06/30/2024)</b>			<b><u>Balance</u></b>
<b><u>1st Qtr. DUE: 07/01/2023</u></b>	<b>\$16,721.24</b>		<b><u>\$0.00</u></b>
CO-OP CONDO ABATEMENT	(\$2,322.03)	06/03/2023	
<b>AMOUNT DUE:</b>	<b>\$14,399.21</b>		
PAY - CHG - MISC	\$14,399.21	PAID 07/03/2023 (Unofficial)	
<b><u>2nd Qtr. DUE: 10/01/2023</u></b>	<b>\$16,721.24</b>		<b><u>\$14,399.21</u></b>
CO-OP CONDO ABATEMENT	(\$2,322.03)	06/03/2023	
<b>AMOUNT DUE:</b>	<b>\$14,399.21</b>		
<b><u>3rd Qtr. DUE: 01/01/2024</u></b>	<b>\$16,721.24</b>		<b><u>\$14,399.21</u></b>
CO-OP CONDO ABATEMENT	(\$2,322.03)	06/03/2023	
<b>AMOUNT DUE:</b>	<b>\$14,399.21</b>		
<b><u>4th Qtr. DUE: 04/01/2024</u></b>	<b>\$16,721.24</b>		<b><u>\$14,399.21</u></b>
CO-OP CONDO ABATEMENT	(\$2,322.03)	06/03/2023	
<b>AMOUNT DUE:</b>	<b>\$14,399.21</b>		
<b>2022/2023 - PROPERTY TAX (07/01/2022 - 06/30/2023)</b>			<b><u>Balance</u></b>
<b><u>1st Qtr. DUE: 07/01/2022</u></b>	<b>\$15,469.33</b>		<b><u>\$0.00</u></b>
CO-OP CONDO ABATEMENT	(\$2,148.15)	06/04/2022	
<b>AMOUNT DUE:</b>	<b>\$13,321.18</b>		
PAY - CHG - MISC	\$13,273.09	PAID 08/03/2022	
PAY - CHG - MISC	\$48.09	PAID 11/07/2022	
<b><u>2nd Qtr. DUE: 10/01/2022</u></b>	<b>\$15,469.33</b>		<b><u>\$0.00</u></b>
CO-OP CONDO ABATEMENT	(\$2,148.15)	06/04/2022	
<b>AMOUNT DUE:</b>	<b>\$13,321.18</b>		
PAY - CHG - MISC	\$13,321.18	PAID 11/07/2022	
<b><u>3rd Qtr. DUE: 01/01/2023</u></b>	<b>\$15,469.33</b>		<b><u>\$0.00</u></b>
CO-OP CONDO ABATEMENT	(\$2,148.15)	06/04/2022	
MID YR RATE CHG	(\$11.26)	01/01/2023	
MID YR RATE CHG	\$80.92	01/01/2023	
<b>AMOUNT DUE:</b>	<b>\$13,390.84</b>		
PAY - CHG - MISC	\$13,390.84	PAID 01/10/2023	
<b><u>4th Qtr. DUE: 04/01/2023</u></b>	<b>\$15,469.33</b>		<b><u>\$0.00</u></b>
CO-OP CONDO ABATEMENT	(\$2,148.15)	06/04/2022	

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MID YR RATE CHG	(\$11.26)	01/01/2023
MID YR RATE CHG	\$80.92	01/01/2023
<b>AMOUNT DUE:</b>	<b>\$13,390.84</b>	
PAY - CHG - MISC	\$13,390.84	PAID 03/14/2023

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## PROPERTY REGISTRATION FEE # 373288

**Balance**

**ENT: DUE: 07/01/23**

**\$0.00**

**\$13.00**

SA NEW/ADJ

\$13.00

05/12/2023

**AMOUNT DUE:**

**\$13.00**

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**SUBJECT TO CONTINUATION PRIOR TO CLOSING ALL CHARGES ARE AS OF 7/5/2023**  
**Any items paid subsequent to 5/6/2023 are subject to collection.**

# DataTrace®

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## MUNICIPAL TAX PAGE

TITLE NO. xxxxxxxx

DEPARTMENT OF FINANCE  
BOROUGH OFFICE  
(212)639-9675

Manhattan  
66 John St.  
New York, NY 10038

Bronx  
3030 Third Ave., 2nd Floor  
Bronx, NY 10455

Brooklyn  
Brooklyn Municipal Building  
210 Joralemon St.  
Brooklyn, NY 11201

Queens  
144-06 94th Ave.  
Jamaica, NY 11435

Staten Island  
350 St. Marks Place, 1st Floor  
Staten Island, NY 10301

SEND PAYMENTS TO:  
NYC Department of Finance  
P.O. Box 680  
Newark, NJ 07101-0680

For FedEx, UPS, DHL, etc.

NYC Department of Finance  
59 Maiden Lane 19th Floor  
New York, NY 10038

Note: During the Covid-19 virus crisis, private carriers that require a physical address (e.g., FedEx, UPS, DHL, etc.) can mail payment to:

NYC DOF

Lockbox 333  
400 White Clay Center Drive  
Newark, DE 19711

<https://www1.nyc.gov/site/finance/pay-now/pay.page>

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CUSTOMER SERVICES  
(718)595-7000

Manhattan  
1250 Broadway  
New York, NY 10001

Bronx  
1932 Arthur Ave.  
Bronx, NY 10457

Brooklyn  
250 Livingston St.  
Brooklyn, NY 11201

Queens  
96-05 Horace Harding Expy.  
Corona, NY 11373

Staten Island  
60 Bay St.  
Staten Island, NY 10301

SEND PAYMENTS TO:  
NYC Water Board  
P.O. Box 11863  
Newark, NJ 07101-8163

<https://www1.nyc.gov/site/dep/pay-my-bills/how-to-pay.page>

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# DataTrace®

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To all clients:

Title meter reading and/or flat-rate account reconciliation required on all accounts to validate water and sewer charges upon transfer of property ownership to ensure that a property will not be billed retroactively for charges not currently posted. A Title meter reading must be ordered more than 30 days prior to closing to ensure its completion. Below is an application for a Title meter reading. Please fill out the attached request and forward it along with a check in the sum of \$108.63 (includes \$100.00 Fee + \$8.63 Sales Tax) made payable to:  
DataTrace

## REQUEST FOR TITLE METER READING

Date: \_\_\_\_\_

DataTrace  
3000 Marcus Avenue, Suite 2W02  
Lake Success, New York 11042

RE: Title Meter Reading

Premises: xxx

County: KINGS Block: xxx Lot: xx

Title No: xxxxxx

Closing Date: \_\_\_\_\_

New Owners Name(Required): \_\_\_\_\_

Please arrange a Title meter reading for the above referenced property. Attached please find a check in the amount of \$108.63 (includes \$100.00 Fee + \$8.63 Sales Tax) made payable to DataTrace The following names are to be used as your contacts for the appointment:

1. Contact Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

2. Contact Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

I understand that the role of DataTrace in a Title Meter Reading is to act as an agent to facilitate the appointment. Any issues that may arise from the Title Meter Reading or lack thereof are a seller's responsibility and should be resolved between the seller and DEP directly. It is also the seller's responsibility to keep the appointment made with DEP and that a second fee will be required in the event that the appointment is missed. Appointments as well as postings of the results for Title Meter Readings are based on the city's availability and DataTrace makes no representation to influence these dates. DataTrace assumes no liability in the outcome of Title Meter Readings.

Sincerely,

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)