

Bargain and Sale Deed

With Covenant Against Grantor's Acts

Title No.

Frank J. Shields, Sr., a/k/a Francis J. Shields
and Genevieve T. Shields

TO

Genevieve T. Shields

SECTION 18

BLOCK 6048

LOT

19

COUNTY OR TOWN Kings

LOC. VER.

[Signature]

Recorded At Request of

INTER-COUNTY Title Guaranty and Mortgage Company

RETURN BY MAIL TO

20682

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

**INTER-COUNTY TITLE GUARANTY
and MORTGAGE COMPANY**



CHARTERED 1927

IN NEW YORK

A USLIFE Corporation Company

Genevieve T. Shields
244 - 87th Street
Brooklyn, New York

Zip No.

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

THIS INDENTURE, made the 16th day of May, nineteen hundred and seventy-one
BETWEEN

FRANK J. SHIELDS, SR., also known as FRANCIS J. SHIELDS, SR.
and GENEVIEVE T. SHIELDS, his wife, both residing at 244 87th
Street, Brooklyn, New York, as tenants by the entirety

party of the first part, and GENEVIEVE T. SHIELDS, residing at 244 87th Street,
Brooklyn, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable con-
sideration 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 Borough of Brooklyn of the City of New York, County
of Kings and State of New York, bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly side of Eighty-seventh Street,
distant three hundred and twenty-five feet, southeasterly from the corner
formed by the intersection of the southwesterly side of Eighty-seventh
Street with the southeasterly side of Ridge Boulevard, (formerly Second
Avenue); running thence southwesterly parallel with Ridge Boulevard,
one hundred feet; thence southeasterly parallel with Eighty-seventh Street,
fifty feet; thence northeasterly parallel with Ridge Boulevard, and part of
the distance through a party wall, one hundred feet to the southwesterly side
of Eighty-seventh Street, and thence northwesterly along said southwesterly
side of Eighty-seventh Street, fifty feet, to the point or place of BEGINNING.

ALSO all the right, title and interest of the said party of the first part,
of in and to Eighty-seventh Street, lying in front of and adjoining said
premises to the centre line thereof.

SAID premises being known as and by the street number 244 - 87th Street,
Brooklyn, New York



REEL 487 PAGE 1588

NO
C.O.V.S.
6048
19

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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

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:

Frank J. Shields, Sr.

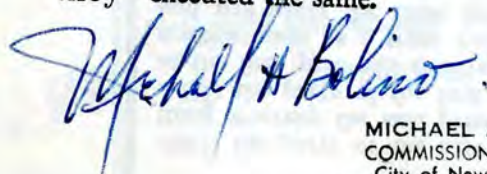
Frank J. Shields, Sr.

Genevieve T. Shields

Genevieve T. Shields

STATE OF NEW YORK, COUNTY OF KINGS ss:

On the 16 day of May 1971, before me personally came Frank J. Shields, Sr., a/k/a Francis J. Shields, Sr. and Genevieve T. Shields to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.



MICHAEL A. BOLINO
COMMISSIONER OF DEEDS
City of New York 2-1658
Certificate filed in Kings County
Commission Expires January 8, 1973

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No. ;
that he is the ;
of ;

 , the corporation described in and which executed the foregoing 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 his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ;

that he knows ;
 to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

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RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1971 JUN 11 PM 1:57

83806

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83805

JUN-11-71

REC. FEE

SST &

10574

RPT #

OFFICE OF CITY REGISTER

King's County

RECORDED

Witness my hand
and official seal

Victor M. Rivera
CITY REGISTER