



American TITLE INSURANCE COMPANY

GUARANTEED TITLE DIVISION

DATE WANTED 7/29/75	TITLE NUMBER 4-38895
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KINGS
QUEENS

MANHATTAN
BRONX

RICHMOND

TAX SEARCH

County *KINGS*
KINGS

Section

18
18 Vol. 7

Block

6048
6048

Lot

19
19

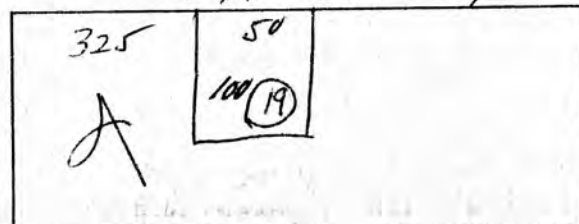
Ward

Block

Lot

244 87th ST

RIDGE BLVD



Assessed Value: Year 1975/76

Land 6300

Total 14,000

RETURNS

- (1) Some of the items returned hereon may have been paid but payment not officially posted. Receipts for such items should be produced on closing.
- (2) Sewer service charges on frontage rates run from July 1st to June 30th.
- (3) Where water is metered title is subject to meter readings subsequent to the date of the last meter reading, if any, reported herein. New readings should be obtained.
- (4) Title is subject to the provisions of Chapter 648 Laws of 1947 (as to tax exempt property) where the assessed value shows an exemption or no taxes have been levied against the property.
- (5) Where search shows that premises are part of a tax lot, all items are to be apportioned and the tax map must be changed to conform with the parcel of land insured hereunder.
- (6) Company does not insure against any additional water charges entered subsequent to closing of title herein.
- (7) Policy will not insure against such items which have not become a lien up to the date of the policy or instalments due after the date of this policy.

Lot #19 - 244 - 87th Street

1975/76 Water

Due 6/30/75

68.25

OPEN

1975/76 Sewer Rent

"

17.06

"

85.31

*no receipt
(Cancelled check)
available*

1974/75 Tax 1st $\frac{1}{4}$

Due 8/1/74

257.35

PAID 8/18/74

2nd $\frac{1}{4}$

Due 10/1/74

257.35

PAID 11/12/74

3rd $\frac{1}{4}$

Due 1/1/75

257.35

PAID 1/10/75

4th $\frac{1}{4}$

Due 4/1/75

257.35

PAID 3/28/75

*Cancelled
checks
avail*

Subject to continuation prior to closing
Nothing else found - 7/30/75

Reader: Harold Silver 852-400
Prem. 244 - 87th Street, Brooklyn, N.Y.

AMERICAN TITLE INSURANCE COMPANY
GUARANTEED TITLE DIVISION
100 CLINTON STREET
BROOKLYN, N. Y. 11201

DISPOSITION

EXCEPTION SHEET IN TITLE No. 4-38895 U. 2-4000.....

*JUDGMENTS, ENCUMBRANCES OR OTHER DEFECTS NOT OTHERWISE
NOTED HEREIN*

1. Taxes, liens, tax sales, water rates and assessments as set forth on separate sheet.
2. Mortgages returned herewith and set forth on separate sheet. **none**
3. Survey Exceptions as herein set forth.
4. Restrictive Covenants, Conditions, Easements, Leases of Record or Tenants as set forth herein.
5. Loss or damage by reason of non-compliance with the Federal "Truth In Lending Act."

Omit All the terms and conditions of the mortgages noted herein are not set forth. The applicant should acquaint himself with such facts before closing title.

6. **Taxes herein may be paid, but not posted. The ORIGINAL PAID BILL must be furnished to the Company as proof of payment.**
7. Any state of facts an inspection of the contract of sale would show.
8. Proof of the death and heirship of Dora Shields is required.

9. Proof of the death and heirship of Francis J. Shields, the husband of Dora Shields, is required.
10. Proof is required to show that Dorothy Pelletier, Veronica T. Tergessen, Genevieve Daly and Mary Elizabeth St. Jacques has not been known by any other names for the 10 years last past.
11. Proof is required that Genevieve T. Shields is alive and well at time of closing.
12. 3-Parking violations filed 3/27/75 as follows:-

Francis L. Shields, 357 Argyle Road, Cedarhurst, N. in the sum of \$55.00.

Francis M. Shields, 161 Chestnut Circle, Northport, N.Y. in the sum of \$150.00.

Joseph E. Shields, 242 - 87th Street, Brooklyn, N.Y. in the sum of \$100.00 (Affedts).

continued on following page:-

A duplicate copy of the exceptions is furnished you with the thought you may wish to transmit them to the attorney for the owner with or without any of the other exceptions in the title report. prior to the closing.

Please read printed matter on back of front page numbered 1 to 11 inclusive and also closing requirements and conditions lettered A to R inclusive on front and back of Page 2 of this certificate.

13. Judgments:-

Losee and Dewar, Inc.
26 Court Street
Brooklyn, N.Y.

vs

Francis J. and Marie Shields
3706 Quentin Road
Brooklyn, N.Y.

Amt. \$ 281.20
Dock. July 24, 1969
Perf. December 6, 1968
Court: Civil, N.Y.
Atty. A. M. Rosenfeld
585 E. 16th Street

The Brooklyn Union Gas Co.
196 Montague Street
Brooklyn, N.Y.

vs

Francis J. &
Katherine M. Shields
3706 Quentin Road
Brooklyn, N.Y.

Amt. \$ 852.36
Dock. August 4, 1970
Perf. June 15, 1970
Court: Civil, N.Y. #25181/70
Atty. Leschack and Grodensky
401 Broadway, New York, N.Y.

Household Finance Corp.
277 Park Avenue
New York, N.Y.

vs

Frances Shields
3706 Quentin Road
Brooklyn, N.Y.

Amt. \$ 520.14
Dock. April 21, 1975
Perf. February 6, 1975
Court: Civil, Kings County
#69079
Atty. Seymour R. Weninick
25 W. 34th Street, New York, N.Y.