

**City of Philadelphia Department of Records**

**D375-730 PA**

**RECORDING INFORMATION SUMMARY (RIS)**

The information provided by you will be relied upon by the Department of Records for examination and indexing purposes. If there is any conflict between the RIS and the attached document, the information on the RIS shall prevail for examination and indexing purposes.

**1) RETURN DOCUMENT TO:**

Name: Class Abstract  
 Address: 6068 Ridge Ave.  
Philadelphia, PA 19128  
 Telephone: Telephone: 215-487-1977 Fax: 215-487-1170

**2) Type of Document:**

<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Lease/Memorandum of Lease
<input type="checkbox"/> Sheriff's Deed	<input type="checkbox"/> Release of Mortgage	<input type="checkbox"/> Assignment of Lease & Rent
<input type="checkbox"/> Deed of Condemnation	<input type="checkbox"/> Assignment of Mortgage	<input type="checkbox"/> Easement
<input type="checkbox"/> Other Deed	<input type="checkbox"/> Satisfaction of Mortgage	<input type="checkbox"/> Other: _____

(specify)

**3) Date of Document:** 4 / 30 / 04  
month day year

**4) Grantor/Mortgagor/Assignor/Lessor/ Other:** a) The Buery Corporation  
(Last Name, First Name, Middle Initial) b) \_\_\_\_\_

**5)  Additional names on Continuation Page of RIS.**

**6) Grantee/Mortgagee/Assignee/Lessee/ Other:** a) North Philly Works, Inc.  
(Last Name, First Name, Middle Initial) b) \_\_\_\_\_

**7)  Additional names on Continuation Page of RIS.**

**8) Property Address:**

a) House No. & Street Name: 3701-03 N. Broad Street  
 Condo Name (if applicable): \_\_\_\_\_ Unit # \_\_\_\_\_ Philadelphia, PA Zip Code: 19140  
 BRT Account # (optional): \_\_\_\_\_ Parcel Identification Number (PIN) (optional): 88-3-3625-00; 43-2-3892-00

**9)  Additional addresses on Continuation Page of RIS.**

**10) Grantee's Mailing Address (Deeds only):**

(If Grantee is at a different address than the Property Address listed in Section 8, complete this section.)

a) Grantee or Designee Name: North Philly Works, Inc.  
 House No. & Street Name: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:**

Recorder's Index Information of Original Mortgage:

a) Name of Original Mortgagee: \_\_\_\_\_  
 Recording Date of Original Mortgage: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
month day Year Initials, Book and Page or Doc. ID#

**12)  Additional references on Continuation Page of RIS.**

**13) If applicable, please check:**  Consolidation  Subdivision

**14) Signature Information**

North Philly Works, Inc.

a) 'OR -or- 'EE Name

b) 'OR -or- 'EE Telephone Number

c) 'OR -or- 'EE Signature

**50927513**  
 Page: 1 of 8  
 05/14/2004 04:15PM



This Document Recorded 05/14/2004 04:15PM Doc Code: D State RTT: 10,750.00 Local RTT: 0.00  
 Doc Id: 50927513 Receipt #: 328329 Rec Fee: 74.50  
 Commissioner of Records, City of Philadelphia

**15) Page 1 of 1**

**This Indenture**, made the 30th day of April, 2004,

**Between**

**THE BUERY CORPORATION**

(hereinafter called the Grantor), of the one part, and

**NORTH PHILLY WORKS, INC.**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **ONE MILLION SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$1,075,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

Street Address: **3701-03 N. Broad Street, Philadelphia, PA 19140**

**PREMISES "A"**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Northeast corner of Broad Street and Airdrie Street in the Forty-third ward of the City of Philadelphia.

CONTAINING in front or breadth on said Broad Street twenty-nine feet, five and one half inches and extending Eastward along said Airdrie Street fifty five feet.

**PREMISES "B"**

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Forty-third Ward of the City of Philadelphia on the East side of Broad Street at the distance of twenty-nine feet, five and one half inches North from the North side of Airdrie Street.

CONTAINING in front on Broad Street twenty feet and extending of that width in depth Eastward between lines at right angles to Broad Street fifty five feet.

**PREMISES "C"**

ALSO ALL THAT CERTAIN tract of land, SITUATE in the Ward and City aforesaid.



BEGINNING at the point of intersection of the North side of Airdrie Street with the West side of Watts Street (formerly Pembroke Street).

CONTAINING seventy five feet in front on Airdrie Street and extending Northward along the West side of Watts Street seventy feet.

PREMISES "D"

ALSO ALL THAT CERTAIN tract of ground, SITUATE in the Ward and City aforesaid.

BEGINNING at a point on the North side of Airdrie Street fifty-five feet East of the Easterly side of Broad Street.

CONTAINING twenty-five feet in front on Airdrie Street and extending of that width Northwardly between lines parallel with Broad Street, seventy feet.

TOGETHER being known AS 3701 and 3703 North Broad Street.

Being the same premises which Continental Bank by Deed dated 12/21/1987 and recorded 12/29/1987 in Philadelphia County in Deed Book FHS 963 Page 284 conveyed unto The Buery Corporation, in fee.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

**Warrant and Foreber Defend.**



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DEPARTMENT OF REVENUE

REALTY TRANSFER  
TAX

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In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

**Sealed and Delibered**  
IN THE PRESENCE OF US:

THE BUERY CORPORATION

By: *[Signature]* (SEAL)  
Mohammed Mizani, President

By: \_\_\_\_\_ {SEAL}

Commonwealth of Pennsylvania } ss  
County of Philadelphia

AND NOW, this 30th day of April, 2004, before me, the undersigned Notary Public, appeared Mohammed Mizani, who acknowledged himself/herself to be the President of **The Buery Corporation**, a corporation, and he/she, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

*Chris D. Bischoff*  
Notary Public  
My commission expires \_\_\_\_\_

NOTARIAL SEAL  
CHRIS F. BISCHOFF, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires April 30, 2006

The address of the above-named Grantee is:

C/O IMAR L. HUTCHINS, ESQ.  
740 SAINT NICHOLAS Ave.  
New York, NY 10031

  
On behalf of the Grantee

File No. **D375730PA**

Record and return to:

**Class Abstract**  
**6068 Ridge Ave.**  
**Philadelphia, PA 19128**



**50927513**  
Page: 7 of 8  
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# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.	PAGE NO.
DATE RECORDED	
CITY TAX PAID	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT — All inquiries may be directed to the following person:**

NAME <b>Class Abstract</b>	TELEPHONE NUMBER: AREA CODE (215) <b>487-1977</b>
STREET ADDRESS <b>6068 Ridge Ave.</b>	CITY STATE ZIP CODE <b>Philadelphia PA 19128</b>

B. TRANSFER DATA GRANTOR(S)/LESSOR(S) <b>The Buery Corporation</b>	DATE OF ACCEPTANCE OF DOCUMENT: <b>April 30, 2004</b> GRANTEE(S)/LESSEE(S) <b>North Philly Works, Inc.</b>
STREET ADDRESS <b>3701-03 N. Broad Street</b>	STREET ADDRESS <b>3701-03 N. Broad Street</b>
CITY STATE ZIP CODE <b>Philadelphia PA 19140</b>	CITY STATE ZIP CODE <b>Philadelphia PA 19140</b>

C. PROPERTY LOCATION		
STREET ADDRESS <b>3701-03 N. Broad Street</b>	CITY, TOWNSHIP, BOROUGH <b>Philadelphia City</b>	
COUNTY <b>Philadelphia</b>	SCHOOL DISTRICT	TAX PARCEL NUMBER <b>88-3-3625-00; 43-2-3892-00</b>

D. VALUATION DATA		
1. ACTUAL CASH CONSIDERATION <b>1,075,000.00</b>	2. OTHER CONSIDERATION <b>+</b>	3. TOTAL CONSIDERATION <b>= 1,075,000.00</b>
4. COUNTY ASSESSED VALUE <b>96,000.00</b>	5. COMMON LEVEL RATIO FACTOR <b>x 3.39</b>	6. FAIR MARKET VALUE <b>= 325,440.00</b>

E. EXEMPTION DATA 1A. AMOUNT OF EXEMPTION <b>0%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
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2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession \_\_\_\_\_

Transfer to Industrial Development Agency.

Transfer to agent or straw party. (Attach copy of agency/straw party agreement).

Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.

Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).

Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.  
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).

Corrective deed (Attach copy of the prior deed).

Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_



*Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.*

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY 	DATE <b>April 30, 2004</b>
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