

CLOSING STATEMENT

IRWIN S. IZEN
357 VETERANS MEMORIAL HIGHWAY
COMMACK, NEW YORK 11725
(631) 543-3167
fax (631) 543-3187
Email: izenlaw@aol.com

Date: 6/19/18

PROPERTY: 725 Scherger Avenue, East Patchogue, NY 11772

Seller: THE SUFFOLK COUNTY LANDBANK CORPORATION

Purchasers: VALERIE BELLEVUE

Attorney for Sellers: Irwin S. Izen, Esq.

Attorney for Purchasers: Thomas Monis, Esq.

Title Company: Appellate no. 189701S

Title Closer: Leanne McDonoug

Bank Attorney: Eugene Suh, Esq.

Real Estate Broker(s): Frank Failla, Keller Williams
Robin Lisa Jessie, Charles Rutenberg, Realty, Inc.

Others: Miriam Scarborough, Justin Hornung, County of Suffolk and William Achnitz, CDC

Purchase Price		\$	180,000.00
Downpayment	\$	1,800.00	

Tax Adjustment:		
Second Half General 2017/18		3,317.00
Total Due Seller		183,317.00
Total Credits to Purchaser		<u>1,800.00</u>
Balance Due Seller		181,517.00

Payable as follows:

Citibank no. 114888885	\$	138,331.99
Eugene Suh, PLLC no. 4977		3,600.00
Eugene Suh, PLLC no. 4976		3,600.00

County of Suffolk no. 3881623	10,000.00
Kaplan, Kaplan & Ditrapani, LLP no. 1574	12,000.00
Peoples United Bank no. 9049826	14,510.01
Total paid to Seller	182,042.00
Refund due: Izen IOLA no. 4845	<u>(525.00)</u>
Total Paid to Seller	181,517.00

DISBURSEMENTS

LEGAL FEE- Irwin S. Izen (invoice attached)	\$ 1,500.00
CHARLES RUTENBERG REALTY,	\$ 3,600.00
KELLER WILLIAMS	\$ 3,600.00

Net to Landbank:
\$ 174,617.00

IRWIN S. IZEN

Attorney at Law

357 Veterans Memorial Highway
Commack, New York 11725

(631) 543-3167

Fax (631) 543-3187

Email: izenlaw@aol.com

June 19, 2018

SUFFOLK COUNTY LANDBANK CORPORATION
H. Lee Dennison Building
100 Veterans Memorial Highway
Hauppauge, NY 11788

For Professional Services Rendered

Sale of 725 Scherger Avenue, E. Patchogue, NY 11772

Review of Landbank acquisition documentation, preparation of the contract of sale, review of title report, communication with purchaser's attorney, title company, Suffolk County Landbank and lender's attorney. Co-ordination of Open Permit close out and inspections. same.

Preparation of preparation of bargain and sale deed, transfer gains tax affidavit, and RP 5217 equalization form.

Attendance at the closing held June 19, 2018 and review of documentation executed thereat.

..... \$ 1,500.00



DATE: 5/14/18

BROKERAGE COMMISSION AGREEMENT

Sale of premises 725 Scherger
E. Patchogue NY 11772
Seller Cdali Buyer Bellevue

In the subject transaction, Charles Rutenberg Realty, Inc. is:

- Listing Broker
- Selling Broker
- Both Listing and Seller Broker

The total commission earned on the above captioned sale is \$ 3600

The seller, directly or through his attorney, agrees to notify the Broker of the time and place of closing forty-eight (48) hours prior to the closing.

Commission is to be paid at closing with Bank or Certified check, or Attorney's Escrow Check, made payable to Charles Rutenberg Realty, Inc. (UID 31MO1108994).

Robyn Lisa Jessie
Charles Rutenberg Realty, Inc.
Authorized Representative


10401280774
NYS Real Estate License UID

Charles Rutenberg Realty, Inc.
255 Executive Drive, Suite 208
Plainview, New York 11803
Tel: 516-575-7500
Fax: 516-575-7501

"The Standard of Excellence"

<u>Listing Agent</u>	FRANK FALLA
Company name	Keller Williams Greater Nassau
address	400 Garden City Plaza Garden City 11530
tel #	516-783-8100
Broker L/C #	10491204457
Agent Name	FRANK FALLA
Cell #	516-644-3751
email	FFALLA@Kw.com
Agent ID #	10401234412
Commission \$	3600
	(^s 180,000 x 2%)
<u>Buyer Agent</u>	
Company name	Charles Rutenberg Realty, Inc.
address	255 Executive Drive, Suite 208, Plainview, NY 11803
tel #	516-575-5700
Broker L/C #	31MO1108994
Agent Name	Robin Lisa Jessie
Cell #	516-445-3451
email	Jess4uhomes@aol.com
Agent ID #	10401280774

Commission \$



citibank

Citibank, N.A.

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

114888885

62-20
311

FC# 00268 FA# 017
043-02 Ck. Ser.#

\$0.00 ONL PIC
114888885

DATE 06/19/18

PAY *****ONE HUNDRED THIRTY-EIGHT THOUSAND
THREE HUNDRED THIRTY-ONE AND 99/100 DOLLARS*****

\$138,331.99

TO THE ORDER OF *****THE SUFFOLK COUNTY LAND BANK CORP.*****



NAME OF REMITTER ADDRESS EUGENE M SUH, PLLC

Drawer: Citibank, N.A.

Citibank, N.A. One Penn's Way
New Castle, DE 19720

BY *Karen A. Nubling*
AUTHORIZED SIGNATURE

M³

⑈ 114888885 ⑈

⑆ 031100 209 ⑆

⑆ 3876 2924 ⑈

4977

EUGENE M. SUH, PLLC
ATTORNEY ESCROW ACCOUNT
1121 OLD WALT WHITMAN RD., SUITE 200
MELVILLE, NY 11747

citibank
CITIBANK, N.A.
1-8/210

June 19, 2018

PAY TO THE ORDER OF Charles Rutenberg Realty

\$ 3,600.00

Three Thousand Six Hundred and 00/100

DOLLARS

MEMO Bellevue



[Signature]

AUTHORIZED SIGNATURE

⑈ 00004977 ⑈

⑆ 021000089 ⑆

⑆ 49845 250 26 ⑈

4976

EUGENE M. SUH, PLLC
ATTORNEY ESCROW ACCOUNT
1121 OLD WALT WHITMAN RD., SUITE 200
MELVILLE, NY 11747

citibank
CITIBANK, N.A.
1-8/210

June 19, 2018

PAY TO THE ORDER OF Keller Williams Greater Nassau

\$ 3,600.00

Three Thousand Six Hundred and 00/100

DOLLARS

MEMO Bellevue



[Signature]

AUTHORIZED SIGNATURE

⑈ 00004976 ⑈

⑆ 021000089 ⑆

⑆ 49845 250 26 ⑈

FD Security Features. Details on back.

FD Security Features. Details on back.

THIS DOCUMENT HAS A VOID PANTOGRAPH, MICROPRINTING, A COIN REACTIVE ARTIFICIAL WATERMARK AND THERMOCHROMATIC INK.



COUNTY OF SUFFOLK

RIVERHEAD, N.Y.
OPERATING FUND

50-791
214

NO. 003881623

\$ *****10,000.00

\$*****10,000.00

Positive Pay
Void 80 Days After Date
08/23/18

PAY
TO THE
ORDER
OF

VALERIE BELLEVUE
OF COUNTY OF SUFFOLK
725 SCHERGER AVE
PATCHOGUE NY 11772

CAPITAL ONE BANK
140 EAST MAIN STREET
RIVERHEAD, N.Y. 11901

COMPTROLLER

⑈003881623⑈ ⑆021407912⑆ ⑈3724106293⑈

IRWIN S. IZEN, ATTORNEY AT LAW
ATTORNEY'S IOLA ACCOUNT
357 VETERAN'S MEMORIAL HIGHWAY
COMMACK, NY 11725

DATE 6/19/18

50-791/214

PAY TO THE ORDER OF

Valene Bellevue

\$ 525⁰⁰/₁₀₀

Five Hundred twenty five and ⁰⁰/₁₀₀

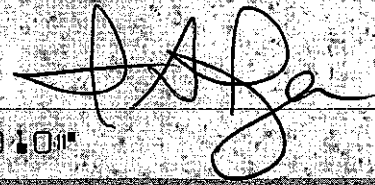
DOLLARS

Capital One Bank

Capital One, N.A.

FOR

725 Scherger



⑈004845⑈ ⑆021407912⑆752 77 96010⑈

IRWIN S. IZEN, ATTORNEY AT LAW
ATTORNEY'S IOLA ACCOUNT
357 VETERAN'S MEMORIAL HIGHWAY
COMMACK, NY 11725

DATE 6/19/18

50-791/214

PAY TO THE ORDER OF

The Suffolk County Landbank Corp

\$ 1,275⁰⁰/₁₀₀

One thousand two hundred seventy five and ⁰⁰/₁₀₀

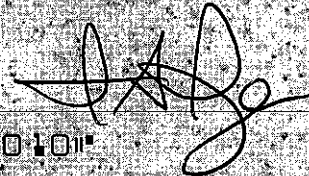
DOLLARS

Capital One Bank

Capital One, N.A.

FOR

725 Scherger



⑈004845⑈ ⑆021407912⑆752 77 96010⑈

1574

KAPLAN KAPLAN & DITRAPANI, LLP

IOLA ACCOUNT
6901 JERICHO TURNPIKE SUITE 100
SYOSSET, NY 11791
(516) 801-6363

1-1357/260

DATE 6/19/2018

PAY TO THE ORDER OF

Suffolk County Land bank

\$ 12,000

Twelve Thousand and no/100

DOLLARS

VOID AFTER 90 DAYS

Signature

SIGNATURE BANK
Private Client Group 217
100 Jericho Quadrangle
Jericho, NY 11753

FOR BELLEVUE

⑆001574⑆ ⑆026013576⑆ ⑆502698610⑆



Cashier's Check

Reference _____

Date 06/19/2018

9049826

52307-A1366K1

\$*****14,510.01*****

Pay FOURTEEN THOUSAND FIVE HUNDRED TEN DOLLARS AND ONE CENTS

To the Order of *SUFFOLK COUNTY LAND BANK*

CASHIER'S CHECK

Authorized Signature

Notice to Customers: The purchase of an indemnity bond may be required before this check will be replaced or refunded in the event it is lost, misplaced or stolen.

Member FDIC CK-002

⑈9049826⑈ ⑆221172186⑆ ⑈17000295⑈