

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: 6/21/18

PROPERTY: 50 Magnolia Street, Central Islip, NY 11722

Seller: THE SUFFOLK COUNTY LANDBANK CORPORATION

Purchasers: Farah G. Raja, Nadeem Khan and Mevish G. Raja

Attorney for Sellers: Irwin S. Izen, Esq.

Attorney for Purchasers: Chris Cioro, Esq.

Title Company: Spano Abstract no. 40068S

Title Closer: David Fleischman

Bank Attorney: Brian Schechter, for Berger, Fischhoff, et. al.

Real Estate Broker(s): John Hurst, Realty Connect
Denise Morrissey (not in attendance) Coldwell Banker

Others: Edith Pena, CDC, William Achnitz, CDC

Purchase Price		\$	249,999.00
Downpayment	\$	5,000.00	
Taxes 6/19-11/30			3,925.64
Total Due Seller			253,924.64
Less Purchasers Credits			<u>5,000.00</u>
Balance Due Seller			248,924.64
Payable as follows:			
Berger, Fischhoff & Shumer, LLP no. 1146			186,529.42
Berger, Fischhoff & Shumer, LLP no. 1145			4,999.98 (Broker)
Berger, Fischhoff & Shumer, LLP no. 1144			4,999.98 (Broker)
HSBC no. 102703330			36,000.00 (AHC Grant)
CHASE no. 9885925382			<u>16,395.26</u>
Total Paid to Seller			248,924.64

DISBURSEMENTS

LEGAL FEE- Irwin S. Izen (invoice attached)	\$	1,500.00
Denise Morrissey, Coldwell Banker	\$	4,999.98
John Hurst, Realty Connect USA	\$	4,999.98

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 21, 2018

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

For Professional Services Rendered

Sale of 50 Magnolia Street, Central Islip, NY 11722

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 utility issue and negotiation of escrow for closing.

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

Attendance at the closing held June 21, 2018 and review of documentation executed thereat.

..... \$ 1,500.00



RESIDENTIAL BROKERAGE

Babylon
136 W. Main Street
Babylon, NY 11702
Phone - (631) 422-5511
Fax - (631) 422-5307

COMMISSION STATEMENT

Date: 22-Feb-18

Seller Information

Name: Nikoloff for SCLB

Buyer Information

Name: Raja/Kahan

Property Information

Address: 50 Magnolia St
City/State/Zip: Central Islip, NY 11722
Transaction # 93100201-2017-00236

For services rendered on the above captioned property

Sale Price of Property		\$	249,999.00
Commission Due Coldwell Banker Residential Brokerage	2.00%	\$	4,999.98
Please issue check to Coldwell Banker Residential Brokerage		\$	4,999.98

Please provide a copy of the Closing Disclosure/HUD or Closing Statement with commission check.

(SI)

Denise Morrissey
Salesperson
License # 40MO977889
Broker Lic # 10311207279
denise.morrissev@cbmoves.com

_____ Date

Thank you for doing business with Coldwell Banker Residential Brokerage.

John

[Signature]



35 Arkay Drive, Hauppauge, NY 11788
Phone: 631-881-5160 Fax: 631-245-6002

COMMISSION BILL

DATE: ~~XXXXXXXXXXXX~~ 28 December 2017

TO: Suffolk County LandBank Corp

RE: 50 Magnolia St Central Islip NY 11722

Suffolk County Landbank Corp- Raja/Nadeem

FOR PROFESSIONAL SERVICES RENDERED WITH REGARD TO THE ABOVE MENTIONED PREMISES, TOTAL COMMISSION DUE IN THE AMOUNT OF: \$ ~~5000~~ 4999.98 TO BE DISBURSED AS FOLLOWS:

Realty Connect USA - \$ 4999.98

PAYABLE TO: **REALTY CONNECT USA**
(PLEASE MAKE PAYABLE BY BANK OR CERTIFIED CHECK ONLY)

- \$

Please provide a copy of the HUD statement with commission check

THANK YOU!

BY: John Hurst

Realty Connect USA Principal Office License #: 10991209302
Licensed Salesperson / Associate Broker License #: 1040 1233 797

Suffolk County Regional Office:
35 Arkay Drive, Suite 300, Hauppauge, NY 11788

Conference Centers:

- 534 Deer Park Ave.
Babylon
- 229 Main St.
Huntington
- 764 Main St, Ste 1
Setauket
- 1215 Main St.
Oakdale
- 29-17 Francis Lewis Blvd.
Flushing
- 200 S Service Rd.
Roslyn Heights
- 579 Broadway
Massapequa
- 650C Wantagh Ave.
Levittown
- 175 Crossways Park Dr.
Woodbury
- 2868 Merrick Rd.
Bellmore

4851

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

DATE 6/29/18

50-791/214

PAY TO THE ORDER OF

The Suffolk County Landbank Corp

\$ 25,000⁰⁰/₁₀₀

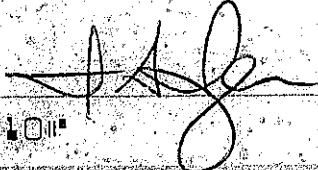
Twenty Five Thousand and 00 DOLLARS

Capital One Bank

Capital One, N.A.

FOR

50 Magnolia (Raja / Chan)



⑆004851⑆ ⑆021607912⑆ ⑆752 77 96010⑆

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

CASHIER'S CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



Date 06/21/2018

9885925382 25-3
Void after 7 years 440

Remitter: FARAH G RAJA

Pay To The Order Of: THE SUFFOLK COUNTY LANDBANK CORPORATION

Pay: SIXTEEN THOUSAND THREE HUNDRED
NINETY FIVE DOLLARS AND 26 CENTS

** 16,395.26 **

Do not write outside this box

Memo: _____

Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A.

Ryan A. Crowley, Managing Director
JPMorgan Chase Bank, N.A.
Columbus, OH



⑈ 9885925382 ⑆ ⑆ 044000037 ⑆ 758661433 ⑆

BERGER, FISCHOFF & SHUMER, LLP

ATTORNEY SPECIAL ACCOUNT
IOLA ACCOUNT
6901 JERICHO TURNPIKE, STE. 230
SYOSSET, NY 11791

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

1-2/210

June 21, 2018

PAY TO THE
ORDER OF

Healthy Connect USA

\$4999.98

Four thousand nine hundred ninety nine dollars and ninety eight cents

DOLLARS

MEMO

Raja w/ Freedom

AUTHORIZED SIGNATURE

⑈001144⑈ ⑆021000021⑆

10309879⑆

BERGER, FISCHOFF & SHUMER, LLP
ATTORNEY SPECIAL ACCOUNT IOLA ACCOUNT

1144

BERGER, FISCHOFF & SHUMER, LLP
ATTORNEY SPECIAL ACCOUNT IOLA ACCOUNT

1144

BERGER, FISCHOFF & SHUMER, LLP
ATTORNEY SPECIAL ACCOUNT
IOLA ACCOUNT
6901 JERICO TURNPIKE, STE. 230
SYOSSET, NY 11791

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
1-2/210

114

June 21, 201

PAY TO THE ORDER OF Coldwell Banker Residential

Four thousand nine hundred ninety nine dollars and ninety eight cents

\$4999.98

DOLLAR

MEMO Msjs w/ Freedom

Ben P. Schubert

AUTHORIZED SIGNATURE

⑈001145⑈ ⑈021000021⑈ ⑈0309879⑈

BERGER, FISCHOFF & SHUMER, LLP
ATTORNEY SPECIAL ACCOUNT IOLA ACCOUNT

1145

BERGER, FISCHOFF & SHUMER, LLP
ATTORNEY SPECIAL ACCOUNT IOLA ACCOUNT

1145

BERGER, FISCHOFF & SHUMER, LLP

ATTORNEY SPECIAL ACCOUNT
IOLA ACCOUNT
6901 JERICHO TURNPIKE, STE. 230
SYOSSET, NY 11791

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

1-2/210

June 21, 201

PAY TO THE
ORDER OF

The Suffolk County Landbank Corp.

\$186,529.42

One hundred eighty six thousand five hundred twenty nine dollars forty two cents
DOLLARS

MEMO

Prize w/ Freedom

[Handwritten Signature]

AUTHORIZED SIGNATURE

⑈001146⑈ ⑆021000021⑆

103098791⑈

BERGER, FISCHOFF & SHUMER, LLP
ATTORNEY SPECIAL ACCOUNT IOLA ACCOUNT

1146

BERGER, FISCHOFF & SHUMER, LLP
ATTORNEY SPECIAL ACCOUNT IOLA ACCOUNT

1146

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



CASHIER'S CHECK

Branch: 933

No. 102703330

COMMUNITY DEVELOPMENT CORP

18 Jun 2018

50-125
223

REMITTER

DATE

PAY

USD THIRTY SIX THOUSAND ONLY

\$ 36,000.00
U.S. DOLLARS

TO
THE
ORDER
OF

SUFFOLK COUNTY LANDBANK CORPORATION

Drawer: HSBC Bank USA, N.A.
TWO SIGNATURES REQUIRED FOR AMOUNT \$50,000 AND ABOVE

AUTHORIZED SIGNATURE

MP



Security
Features
Outline on
Back

AUTHORIZED SIGNATURE

MP

Payable through HSBC Bank USA, N.A.

⑈ 102703330 ⑈ ⑆ 022301253 ⑆ 713011558 ⑈