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2014 APR 15 PM 2:08

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County Tax Stamp #334203
04/15/2014
Receipt# 14-139356 L: 51480 P: 168
State Tax: \$198.75 County Tax: \$29.15



Bernard J. Youngblood
Wayne County Register of Deeds
2014213674 L: 51480 P: 168
04/15/2014 02:09 PM WD Total Pages: 4



Warranty Deed

Know all men by these presents that Timothy Ivan Monczunski and Lorraine M. Monczuski, husband and wife, whose address is 15667 Russell, Allen Park, MI 48101

Conveys and Warrants to Two 4 The Show, LLC, a Michigan limited liability company, whose address is 595 Broadway, #3, New York, New York 10012

the following described Land in the City of Detroit, County of Wayne, State of Michigan, to wit:

Parcel ID: WARD 10 ITEM 000602

Lots 2 through 4, inclusive, O'Briens Subdivision, according to the recorded plat thereof, as recorded in Liber 20 of Plats, Page 44, Wayne County Records.

Commonly known as 4842 W. Grand River, Detroit, MI, 48208

For the full consideration of Twenty Six Thousand Five Hundred and 00/100 Dollar(s) (\$26,500.00).

SUBJECT TO PERMITTED EXCPETIONS DESCRIBED IN ATTACHED EXHIBIT "A"

Dated: 03/14/14

Signed by:

Timothy Monczunski
Timothy Ivan Monczunski,

Lorraine M. Monczunski

on this property and that taxes are paid for FIVE YEARS
previous to date of this instrument EXCEPT
No. 04075 Register of Deeds Date 04-15-14
Wayne County Treasurer Clerk M. DeS...

NA00450
④

City of Detroit

Michigan Department of Treasury
2766 (Rev. 11-13)

L-4260

Property Transfer Affidavit

APR 17 2014

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

Assessments Div

1. Street Address of Property 4842 Grandriver		2. County Wayne		3. Date of Transfer (or land contract signed) March 14, 2014	
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village Detroit			5. Purchase Price of Real Estate 26,500.00		
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. Ward 10 Item 000602			6. Seller's (Transferor) Name Timothy Ivan Monczunski		
			8. Buyer's (Transferee) Name and Mailing Address Two 4 The Show, LLC, a MI LLC 595 Broadway #3, New York, New York 10012		
			9. Buyer's (Transferee) Telephone Number		
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.					
10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____					
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		13. Amount of Down Payment	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		15. Amount Financed (Borrowed)			
EXEMPTIONS					
The Michigan Constitution limits how much a property's taxable value can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (State Equalized Value). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.					
<input type="checkbox"/> transfer from one spouse to the other spouse <input type="checkbox"/> change in ownership solely to exclude or include a spouse <input type="checkbox"/> transfer is by blood or affinity to the first degree <input type="checkbox"/> transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires) <input type="checkbox"/> transfer to effect the foreclosure or forfeiture of real property <input type="checkbox"/> transfer by redemption from a tax sale <input type="checkbox"/> transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust <input type="checkbox"/> transfer resulting from a court order unless the order specifies a monetary payment <input type="checkbox"/> transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse) <input type="checkbox"/> transfer to establish or release a security interest (collateral) <input type="checkbox"/> transfer of real estate through normal public trading of stocks <input type="checkbox"/> transfer between entities under common control or among members of an affiliated group <input type="checkbox"/> transfer resulting from transactions that qualify as a tax-free reorganization <input type="checkbox"/> transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed. <input type="checkbox"/> transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed. <input type="checkbox"/> transfer of land with qualified conservation easement (land only - not improvements) <input type="checkbox"/> other, specify: _____					
CERTIFICATION					
I certify that the information above is true and complete to the best of my knowledge.					
Signature <i>Philip Kefka</i>			Date 3-14-14		
Name and title, if signer is other than the owner <i>Philip Kefka, Manager</i>		Daytime Phone Number 214-674-4458		E-mail Address	

2014 MAY -6 PM 3:20

P.A. 327 OF 1968
AFFIDAVIT FILED

Bernard J. Youngblood
Wayne County Register of Deeds
2014242070 L: 51522 P: 590
05/06/2014 03:51 PM WD Total Pages: 4



Warranty Deed

Know all men by these presents that Millamoore, LLC, a Michigan limited liability company, whose address is 27902 Copper Creek Lane, Farmington Hills, MI48331

Conveys and Warrants to Two 4 The Show, LLC, a Michigan limited liability company, whose address is 595 Broadway #3, New York, New York, 10012 the following described Land in the City of Detroit, County of Wayne, State of Michigan, to wit:

See Attached Legal Description-Exhibit A

Commonly known as 4892, 4884, 4848 W. Grand River and 4885 15th St., Detroit MI 48208

For the full Consideration of (See Attached Real Estate Transfer Valuation Affidavit)

SUBJECT TO PERMITTED EXCEPTIONS DESCRIBED IN ATTACHED EXHIBIT "B"

Dated: 04/15/14

Signed by:
Millamoore, LLC, a Michigan limited liability company

BY: Obie Moore
Obie Moore, Member

BY: Mariece Millaway
Mariece Millaway, Member

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT
NO. 4913 Register of Deeds Date 5-6-14
WAYNE COUNTY TREASURER Clerk RA

NA00489
(4)

STATE OF MICHIGAN

COUNTY OF WAYNE

The foregoing instrument was acknowledged before me on April 15, 2014 by Obie Moore and Marieca Millaway, Members of Millamoore, LLC, a Michigan limited liability company

Notary Public:  _____

My Commission Expires: 03/29/2015

EMMA M ELDER-HOWELL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-29-2015
Acting in the County of Wayne

Drafted By:
Millamoore, LLC
Assisted By:
Continental Title Agency, LLC

5700 Crooks Rd, Suite 102, Troy, MI 48098

Return to:
Parthiv Patel
Continental Title Agency, LLC
5700 Crooks Rd. Suite 102

Troy, MI 48098

Tax ID Number: WARD 22 ITEM 099640
County Transfer Tax: \$275.00
State Transfer Tax: \$1,875.00 File #NA00489
Send subsequent tax bills to Grantee.

Legal Description Exhibit A

PARCEL 1:

Lot 3, including vacated alley adjacent thereto, of PLAT OF MARY E. ARMSTRONG'S SUBDIVISION OF THE WEST PART OF THE LAFONTANE FARM NORTH OF GRAND RIVER AVENUE, according to the plat thereof as recorded in Liber 6 of Plats, page 8, Wayne County Records.

Parcel ID: WARD 10 ITEM 000599

PER ASSESSORS

5/6/14 SPS

PARCEL 2:

Lots 1 and 2, including vacated alley adjacent thereto, of PLAT OF MARY E. ARMSTRONG'S SUBDIVISION OF THE WEST PART OF THE LAFONTANE FARM NORTH OF GRAND RIVER AVENUE, according to the plat thereof as recorded in Liber 6 of Plats, page 8, Wayne County Records.

Parcel ID: WARD 10 ITEM 000600

PER ASSESSORS

5/6/14 SPS

PARCEL 3:

Lot 1, of O'BRIEN'S SUB'N OF PART OF THE EAST HALF OF THE LAFONTAINE FARM LYING BETWEEN GRAND RIVER AND WARREN AVES AND LOTS 342 TO 441 (INCLUSIVE) OF THE SUB'N OF THE GODFROY FARM NORTH OF GRAND RIVER AVE., according to the plat thereof as recorded in Liber 20 of Plats, page 44, Wayne County Records.

Parcel ID: WARD 10 ITEM 005729.002L

PER ASSESSORS

5/6/14 SPS

PARCEL 4:

All that part of Private Claim 44 lying North of Grand River between 15th Street and Warren Avenue, described as:

Beginning at a point at the Southeast corner of Lot 1 of Plat of Mary E. Armstrong's Subdivision of the West part of the

LaFontane Farm North of Grand River Avenue, according to the plat thereof as recorded in Liber 6 of Plats, page 8,

Wayne County Records; thence along the East line and said line extended of said Lot 1, North 28 degrees 44 minutes

East 120 feet to a point on the South line of East-West public alley, 20 feet wide; thence along said South line South 61 degrees 16 minutes East 120 feet to a point at the Northwest corner of Lot 2, of O'Brien's Sub'n of part of the East half of the LaFontaine Farm lying between Grand River and Warren Aves and Lots 342 to 441 (inclusive) of the Sub'n of The Godfroy Farm North of Grand River Ave., according to the plat thereof as recorded in Liber 20 of Plats, page 44, Wayne County Records; thence along the West line of said Lot 2, South 28 degrees 44 minutes West 120 feet to a point on the North line of Grand River Avenue, 100 feet wide, as now established; thence along said North line North 61 degrees 16 minutes West 120 feet to the Point of Beginning.

Parcel ID: WARD 10 ITEM 000601

PER ASSESSORS

5/6/14 SPS

Exhibit B – Permitted Exceptions

- 1) Restrictions upon the use of the premises not appearing in the record chain of title
- 2) Terms and Conditions of Resolutions regarding Development Plan for Woodbridge Rehabilitation Project as disclosed by instrument recorded in Liber 21324, Pages 373 and 379, Wayne County Records.
- 3) Terms and Conditions of Agreement to Purchase and Develop Land recorded in Liber 22057, Page 920, Wayne County Records. (as to Parcel 4)

2014 MAY -6 PM 3:20

P.A. 327 OF 1968
AFFIDAVIT FILED

Bernard J. Youngblood
Wayne County Register of Deeds
2014242070 L: 51522 P: 590
05/06/2014 03:51 PM WD Total Pages: 4



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For the full Consideration of (See Attached Real Estate Transfer Valuation Affidavit)

SUBJECT TO PERMITTED EXCEPTIONS DESCRIBED IN ATTACHED EXHIBIT "B"

Dated: 04/15/14

Signed by:
Millamoore, LLC, a Michigan limited liability company

BY: Obie Moore
Obie Moore, Member

BY: Marieca Millaway
Marieca Millaway, Member

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT
NO. 4913 Registered Wayne County Date 5-6-14
WAYNE COUNTY TREASURER Clerk RA

NA00489
(4)

STATE OF MICHIGAN

COUNTY OF WAYNE

The foregoing instrument was acknowledged before me on April 15, 2014 by Obie Moore and Marieca Millaway, Members of Millamoore, LLC, a Michigan limited liability company

Notary Public: 

My Commission Expires: 03/29/2015

EMMA M ELDER-HOWELL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-29-2015
Acting in the County of Wayne

Drafted By:
Millamoore, LLC
Assisted By:
Continental Title Agency, LLC

5700 Crooks Rd, Suite 102, Troy, MI 48098

Return to:
Parthiv Patel
Continental Title Agency, LLC
5700 Crooks Rd. Suite 102

Troy, MI 48098

Tax ID Number: WARD 22 ITEM 099640
County Transfer Tax: \$275.00
State Transfer Tax: \$1,875.00 File #NA00489
Send subsequent tax bills to Grantee.

Legal Description Exhibit A

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Parcel ID: WARD 10 ITEM 000599

PER ASSESSORS

5/6/14 SPS

PARCEL 2:

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Parcel ID: WARD 10 ITEM 000600

PER ASSESSORS

5/6/14 SPS

PARCEL 3:

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5/6/14 SPS

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