

John S. Hogan  
Bergen County Clerk

Bergen County Clerk  
One Bergen County Plaza  
Hackensack, NJ 07601  
(201) 336-7000  
www.bergenclerk.org/



**INSTRUMENT# 2025009256**

**V 5423 1582**

**RECORDED DATE: 02/07/2025**

**Document Type: DEED AND REALTY TAX FEES**

**Transaction #: 2048828**

**Document Page Count: 6**

**Operator Id: JC**

**RETURN TO:**

ROBERT A SILBER ESQ  
15 ENGLE STREET SUITE 100B  
ENGLEWOOD, NJ 07631

**SUBMITTED BY:**

ROBERT A SILBER ESQ  
15 ENGLE STREET SUITE 100B

ENGLEWOOD ,NJ 07631

**PRIMARY NAME**

MONTI RITA

**SECONDARY NAME**

COHEN ILAN

**ADDITIONAL PRIMARY NAMES**

RITA MONTI ESTATE OF

**ADDITIONAL SECONDARY NAMES**

**MARGINAL REFERENCES: File Number: Volume: Page:**

**DOCUMENT DATE: 01/09/2025**

**MUNICIPALITY: DEMAREST**

**LOT: 20**

**BLOCK: 1.02**

**INSTRUMENT#: 2025009256**

**Recorded Date: 02/07/2025**

I hereby CERTIFY that this document is recorded  
in the Clerk's Office in Bergen County, New  
Jersey.

**FEES/ TAXES:**

RECORDING FEE	\$20.00
STATE RECORDING FEE	\$25.00
COUNTY RECORDING FEE	\$25.00
TAX ABSTRACT-STATE	\$5.00
TAX ABSTRACT-COUNTY	\$5.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	\$2.00

NPNR	\$862.50
Basic County	\$725.00
Basic State	\$1,812.50
PHPF	\$362.50
Extra-Aide	\$1,267.50
Gen-Purpose	\$1,480.00
Mansion-Tax	\$0.00

**Total: \$6,595.00**



*John S. Hogan*  
John S. Hogan  
Bergen County Clerk

**Recording Fees: \$85.00**  
**Realty Transfer Tax Fees: \$6,510.00**  
**Consideration: \$ 725000.00**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6


**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

V12.24.21

<b>Bergen County Recording Data Page</b> <b>Honorable John S. Hogan</b> <b>Bergen County Clerk</b> 	<i>Official Use Only - Barcode</i>
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<i>Official Use Only – Realty Transfer Fee</i>	
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Date of Document: 01/09/2025	Type of Document: Deed
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First Party Name: Estate of Rita Monti a/k/a Sylvia Rita Monti	Second Party Name: Ilan Cohen
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Additional Parties:
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<b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b>	
Block: 1.02	Lot: 20
Municipality: Demarest	
Consideration: \$725,000.00	
Mailing Address of Grantee: 45 Brook Way, Demarest, New Jersey 07627	

<b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGE INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b>	
Original Book:	Original Page:

<b>BERGEN COUNTY RECORDING DATA PAGE</b> Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
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**BARGAIN AND SALE (Covenants as to Grantor's Acts)**

**Prepared by:**

**Lauren B. DeCarlo, Esq.**

**DEED**

This Deed is made on January 9, 2025, and delivered January 23, 2025

**BETWEEN Estate of Rita Monti a/k/a Sylvia Rita Monti, deceased,**

**by Laurie Neithardt, Executrix,**

whose address is: 17 Laurel Road, Demarest, New Jersey 07627

referred to as the **Grantor,**

**AND Ilan Cohen, married**

whose address is about to be: 17 Laurel Road, Demarest, New Jersey 07627

referred to as the **Grantee.**

The words "Grantor" and Grantee" shall mean all Grantors and Grantees listed above.

**TRANSFER OF TITLE.** The Grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION.** This transfer of ownership is made for the sum and consideration of **SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND NO/100 (\$725,000.00).** The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property is located in the Borough of Demarest, Block No. 1.02, Lot No. 20, on the tax map of the Borough of Demarest, commonly known as 17 Laurel Road, Demarest, New Jersey 07627.

**PROPERTY DESCRIPTION.** The property consists of the land, buildings, structures, and improvements contained on the property, and is located in the Borough of Demarest, County of Bergen, State of New Jersey, and is described as follows:

**X** See Schedule 'A' attached hereto and made a part hereof.

Being the same premises conveyed to A. Edward Monti and Rita Monti, his wife, by Deed from Arthur J. Sorge and Ann Sorge, his wife, dated February 23, 1962, recorded in the Bergen County Clerk's Office on February 26, 1962 in Deed Book 4335, Page 557.



First American Title™

**SCHEDULE A-5  
LEGAL DESCRIPTION**

Issuing Agent: United Land Title Agency  
Issuing Office File No. NJ-ULT-24-291

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Demarest, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 20 in Block 1-B as shown on a certain map entitled Map of Heather Hill Homes, Property of Lynn Associates Inc. of Demarest and Cresskill, Bergen County, New Jersey, which map was filed in the office of the Clerk of Bergen County on 12/19/1949 as Filed Map No. 3839.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 20, in Tax Block 1.02, on the Official Tax Map of the Borough of Demarest.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 17 Laurel Road, Demarest, New Jersey 07627.

NOT AN OFFICIAL DOCUMENT

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-10  
Last Revised: 11/01/2023

The said A. Edward Monti a/k/a Aristole Edward Monti purportedly died leaving Rita Monti aka Sylvia Rita Monti as surviving tenant by the entirety.


The said Rita Monti aka Sylvia Rita Monti died testate on October 20, 2024. Decedent's Last Will and Testament was dated September 28, 1989, probated on November 20, 2024, and filed as Docket No. 2024-4265, M-317549 in the Bergen County, New Jersey Surrogate's Office.

Decedent devised the residual estate to Laurie Neithardt (daughter), Michele Barretta (daughter), Kenneth Monti (son).

Laurie Neithardt was appointed Executor of said Estate. Letters Testamentary were issued to Laurie Neithardt on November 20, 2024.

**PROMISES BY GRANTOR.** The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of date first above written.

  
ESTATE OF RITA MONTI a/k/a  
SYLVIA RITA MONTI, deceased,  
by Laurie Neithardt, Executrix

STATE OF NEW JERSEY :

SS:

COUNTY OF BERGEN :

I CERTIFY that on January 9, 2025, Laurie Neithardt personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- a) is the maker of and personally signed this Deed.
- b) signed, sealed and delivered this Deed as his/her act and deed;
- c) was authorized to and did execute this instrument as **Executrix of The Estate of Rita Monti a/k/a Sylvia Rita Monti, deceased**, the entity named in this instrument; and
- d) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A. 46: 15-5, is \$725,000.00.

  
Notary

ERIN N. THIELE  
A NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES OCTOBER 25, 2026

RECORD AND RETURN TO:  
~~United Land Title Agency~~  
~~600 Sylvan Avenue, Suite 102~~  
~~Englewood Cliffs, New Jersey 07632~~

**ROBERT A. SILBER ESQ**  
**15 Engle St., Suite 100B**  
**Englewood, NJ 07631**

