



John S. Hogan  
Bergen County Clerk

**Bergen County Clerk**  
One Bergen County Plaza  
Hackensack, NJ 07601  
(201) 336-7000  
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**INSTRUMENT # 16-061598**

**V 02347 0686**

**RECORDED DATE: 08/18/2016 02:29:39 PM**

**Document Type:** Deed > 350,000

**Transaction #:** 7207173  
**Document Page Count:** 4  
**Operator Id:** CLERK

**RETURN TO:**

THE CHOI LAW GROUP  
RANDY PARK ESQ  
100 CHALLENGER ROAD STE 302  
RIDGEFIELD PARK NJ 07660

**SUBMITTED BY:**

**PRIMARY NAME**

JULIANA J CHOI

**SECONDARY NAME**

HYUN JIN PARK

**ASSOCIATED DOCUMENT(S):**

**MUNICIPALITY:** DEMAREST  
**CONSIDERATION AMT:** \$493,000.00  
**LOT:** 37  
**BLOCK:** 2

**FEES / TAXES:**

Realty Transfer Fee:	\$4,107.80
State Portion:	\$2,853.80
County Portion:	\$739.50
Municipality Portion:	\$514.50
Recording:	\$73.00

**Total:** \$4,180.80

**INSTRUMENT #: 16-061598**  
**Recorded Date:** 08/18/2016 02:29:39 PM

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



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

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**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.**


July  
2.0  
7  
73



16-061598 Deed > 350,000  
V Bk: 02347 Pg: 0686-0690 Rec. Fee \$73.00  
John S. Hogan, Bergen County Clerk  
Recorded 08/18/2016 02:29:39 PM

# DEED

Prepared by:

  
\_\_\_\_\_  
Hyong Kim, Esq.

Consideration : \$493,000.00  
Realty Transfer Fee : \$4,107.80  
State Portion : \$2,853.80  
County Portion : \$739.50  
Municipality Portion : \$514.50

This Deed is made on ~~August~~ <sup>July</sup> 29, 2016

## BETWEEN

**Juliana J. Choi and Timothy G. Kim, wife and husband,**

whose address is **35 Knickerbocker Road, Demarest, NJ, 07627**, referred to as the **Grantor**.

## AND

**Hyun Jin Park and Hyun Joo Lee** whose post office address is about to be

**35 Knickerbocker Road, Demarest, NJ, 07627**, referred to as the **Grantee**.

The words "Grantor" and "Grantee" shall mean all Grantors and all 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 **\$493,000.00**. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Municipality of **Borough of Demarest** Block No. **2**, Lot No. **37**, Qual No.

**PROPERTY.** The property consists of the land and all the buildings and structures on the land in **Borough of Demarest**, County of **Bergen**, and State of New Jersey.

The conveyance is made subject to all easements and restrictions of record.

Being the same premises conveyed to the Grantors by Deed from **Jay L. Lubetkin, Chapter 7 Trustee for the bankruptcy estate of Evangelia Nicholson (The Estate)**, dated **12/10/2012** and recorded on **01/26/2013** in **Bergen** County Clerk/Register's Office in Deed Book **V1261**, Page **1011**.

**Please see attached Legal Description annexed hereto and made a part hereof.**

**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.

# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## EXHIBIT A (Continued) LEGAL DESCRIPTION

File No.: 16AT596

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Demarest, in the County of Bergen, State of New Jersey:

BEING known and designated as Lot 37, 38 and 39 as shown on a certain map entitled, Plan of the Boston Land Co. Estate Demarest, N.J., Section A, Block 1, situated in the Borough of Demarest, County of Bergen, State of New Jersey, which map was filed in the office of the Clerk of Bergen County as Filed Map No. 546.

BEING further described as follows:

BEGINNING at a point on the Northwesterly sideline of Knickerbocker Road (44.25' ROW), said point being distant 727.32 feet from the intersection of said sideline of Knickerbocker Road and the Southwesterly sideline of Hardenburgh Avenue (60' ROW) and running thence;

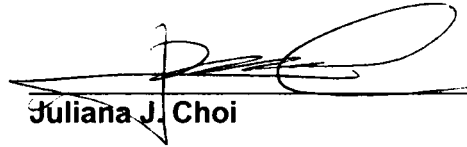
- 1) Along said sideline of Knickerbocker Road South 13 degrees 39 minutes 30 seconds West 60.00 feet to a point, thence;
- 2) Leaving said sideline of Knickerbocker Road North 76 degrees 20 minutes 30 seconds West 100.00 feet to a point, thence;
- 3) North 13 degrees 39 minutes 30 seconds East 60.00 feet to an iron pipe found, thence;
- 4) South 76 degrees 20 minutes 30 seconds East 100.00 feet to the point and place of beginning.

The above description was drawn in accordance with a survey prepared by Lakeland Surveying, Inc., dated 7/28/2016.

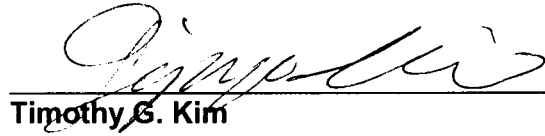
FOR INFORMATION PURPOSES ONLY: Also known as Lot 37 in Block 2 on the Borough of Demarest Tax Map.

**For Informational Purposes Only: Being commonly known as 35 Knickerbocker Road, Demarest, NJ 07627.**

Witnessed or Attested by:

  
\_\_\_\_\_  
\_\_\_\_\_ **Juliana J. Choi**

Hyong Kyo Kim  
Attorney At Law of NJ

  
\_\_\_\_\_ **Timothy G. Kim**

STATE OF NEW JERSEY )  
COUNTY OF BERGEN ) SS:

I CERTIFY that on ~~August~~ <sup>July</sup> 29, 2016

**Juliana J. Choi and Timothy G. Kim** personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) 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 **\$493,000.00**

  
\_\_\_\_\_ (Attorney of New Jersey/Notary Public)

Hyong Kyo Kim  
Attorney At Law of NJ

**Record and Return To:**  
**The Choi Law Group**  
**Randy Park, Esq.**  
**100 Challenger Road, Suite 302**  
**Ridgefield Park, NJ 07660**



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
 (9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Juliana J. Choi and Timothy G. Kim, wife and husband

Current Street Address

533 White Avenue

City, Town, Post Office Box

Northvale

State

NJ

Zip Code

07647

**PROPERTY INFORMATION**

Block(s)

2

Lot(s)

37

Qualifier

Street Address

35 Knickerbocker Road

City, Town, Post Office Box

Demarest

State

NJ

Zip Code

07627

Seller's Percentage of Ownership

100%

Total Consideration

\$493,000.00

Owner's Share of Consideration

\$493,000.00

Closing Date

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)**

1.  Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3.  Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6.  The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7.  The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.  
 Seller did not receive non-like kind property.
8.  The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9.  The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed is dated prior to August 1, 2004, and was not previously recorded.
11.  The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12.  The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13.  The property transferred is a cemetery plot.
14.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER'S DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7/28/16

Date

7/28/16

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact