

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA

<p>In Re:</p> <p>ALEXANDER SHCHARANSKY,</p> <p>Debtor and Debtor-in-Possession.</p>	<p>Case No. 16-01761-als</p> <p>Chapter 11</p> <p>DEBTOR'S REPORT OF SALE OF PROPERTY OF THE ESTATE PURSUANT TO 11 U.S.C. §363(f)</p>
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COMES NOW Alex Shcharansky, ("Debtor"), Debtor and Debtor in Possession herein, through the undersigned counsel, and hereby submits the following as his Report regarding the sale of the condominium located in New York which constituted property of the estate:

1. On January 24, 2017, the Court entered a Consent Order approving the Debtor's Motion to Sell Property of the Estate Pursuant to 11 U.S.C. §363(f), and authorized the Debtor to proceed with the sale of the condominium located at 300 East 55th Street, Apt. 22A in New York, New York (the "NY Condo") to Pritesh and Samira Shah ("Shahs") for the amount of \$3,975,000.00 pursuant to the Contract for Sale entered into by the Debtor and the Shahs as dated December 5, 2016.

2. On February 10, 2017, the Debtor closed the sale transaction with the Shahs and conveyed his interests in the NY Condo to the Shahs.

3. Attached hereto as Exhibit "A" is the closing statement from the sale of the NY Condo and copies of supporting documents related to the expenses, fees and liens paid at closing. In summary, the Debtor paid the following expenses or claims at the closing, as authorized by the Court in the Consent Order entered herein on January 24, 2017:

a. The Debtor paid the secured claim of Emigrant Mortgage Company in full, in the amount of \$1,263,301.30 at the closing, which amount included \$4176.38 in legal and attorney's fees incurred by Emigrant Mortgage Company with respect to its mortgage and the release of the same.

b. The Debtor paid the secured claim of the Shapiro Group Creditors (Alex Komm, Ilya Markevich, Boris Pusin and Vadim Shapiro) in full, in the amount of \$2,049,022.28 at the closing;

c. The Debtor paid to Douglas Elliman Property Management the amount of \$ 10,791.57 in full satisfaction of its claim for post-petition common area charges related to the NY Condo, and preparation of transfer documents necessary to effectuate the sale of the NY Condo to the Shahs;

d. The Debtor paid transfer taxes, recording fees and other charges in the amount of \$73,018.75 to CORE Title Services at the closing;

e. The Debtor paid the 6% real estate commission owing to the real estate brokerage firm of Brown, Harris and Stevens in the amount of \$119,250.00 at closing;

f. The Debtor paid at to attorney Derin Edip Walden the flat fee of \$3550 for her services in providing legal services to the estate with respect to the real estate transaction, as disclosed in the Debtor's application to retain attorney Walden as filed and approved herein, and such fees in the amount of \$3500 were paid to attorney Walden at closing;

g. The Debtor also paid various miscellaneous charges relating to the notary fee charged by the title company, a move out fee to the Milan Condominium association, reimbursed certain expenses to the Shahs related to repairs to the heating system in the

NY Condo found not to be functioning during the Shahs final walkthrough, and a fee to the Douglas Elliman company for use of its conference room for the closing, totaling \$1845.20 in the aggregate.

4. The balance of the proceeds from the sale of the NY Condo, in the amount of \$469,131.91, were wired to the Trust Account of Debtor's law firm, Wandro & Associates on February 13, 2017.

5. The sale of the NY Condo did not result in any income being realized by the Debtor and bankruptcy estate, and no income tax was paid by the Debtor on behalf of the bankruptcy estate as a result of such sale. A copy of the form IT-2263 submitted by the Debtor as a non-resident of New York at closing to the New York State Department of Taxation and Finance, is attached hereto, labelled as Exhibit "B", and is incorporated by reference herein.

6. On February 16, 2017, Wandro & Associates, applied \$ 4,806.62 of the sale proceeds held in its Trust Account to legal fees previously approved by the Court pursuant to 11 U.S.C. §331 pursuant to the Debtor's First Application for Approval of Interim Attorney's Fees (the Court's Order approving said Interim Application was entered herein on December 6, 2016-Docket No. 76).

7. On January 19, 2017, Wandro & Associates filed its Second Interim Application for Attorney's Fees and Expenses (Docket No. 90) seeking Court approval of \$ 10,886.03 in fees for services rendered and for expenses incurred on behalf of the Debtor in connection with this proceeding for the time period of November 1, 2016 through December 31, 2016.

8. On January 20, 2017 the Court issued its Order and Notice of Bar Date directing that any objections to the Second Interim Application for Attorney's Fees and Expenses be filed on or before February 10, 2017. Docket No 93).

9. As of the date of submission of this Report, no objections to the Second Interim Application for Attorney's Fees and Expenses has been filed in this matter. Upon entry of an Order approving the Second Interim Application for Attorney's Fees and Expenses, the Debtor has authorized Wandro & Associates to transfer from the proceeds held in its Trust Account to said firm's general operating account, the amount of any attorney's fees or expenses approved for payment by the Court pursuant to the Second Interim Application for Attorney's Fees and Expenses as filed by Wandro & Associates herein.

10. The Debtor has requested Wandro & Associates to disburse the amount of \$25,000 from the sale proceeds, to be held by the Debtor in the DIP bank account, and to be used by the Debtor to pay necessary expenses incurred by the Debtor and his spouse during the pendency of this Chapter 11 proceeding as well as the quarterly disbursement fees that will be due and owing to the United States Trustee pursuant to 28 U.S.C. §1930(a)(6).

11. After payment of the attorneys' fees and expenses set forth herein, and after disbursement of the \$25,000 to the Debtor for deposit into the DIP account, there will remain the amount of \$428,439.26 in Wandro & Associates' Trust Account for the benefit of the Debtor and bankruptcy estate and in anticipation of distribution of the same under a confirmed Plan of Liquidation as to be proposed by the Debtor in this proceeding, or pursuant to a further Order of this Court.

WHEREFORE, the Debtor submits the foregoing as his Report of Sale of Property of the Estate Pursuant to 11 U.S.C. §363(f), and prays that the Court accept the same and for any and all other relief deemed just and equitable in the premises.

Dated: February 16, 2017.

Respectfully submitted,

Terry L. Gibson

Terry L. Gibson, IS9999619
Wandro & Associates, P.C.
2501 Grand Ave., Suite B
Des Moines, IA 50312
515-281-1475
tgibson@2501grand.com
Counsel to Debtor and Debtor-in-Possession

Certificate of Service

The document was served electronically on parties who receive electronic notice through the CM/ECF as listed on CM/ECF's notice of electronic filing, and by mail, postage prepaid, to the parties listed below:

United States Trustee Office
Southern District of Iowa
210 Walnut Street, Suite 793
Des Moines, Iowa 50309-2108

Derin Edip Walden, Esq.
60 East 42nd Street
46th Floor
New York, NY 10165

Emigrant Mortgage Company, Inc.
c/o Stagg Terenzi Confusione & Wabnik
Attn: Cara M. Goldstein, Esq.
401 Franklin Avenue, Suite 300
Garden City, New York 11530

Bank Hapoalim
P.O.B. 27
50 Rothschild
Tel Aviv, Israel 61000

American Express Small Business Platinum
American Express Small Business
P.O. Box 360001
Fort Lauderdale, Florida 33336-0001

American Express - Delta Skymiles CC
American Express Small Business Service
P.O. Box 981540
El Paso, Texas 79998-1540

American Express - Delta Skymiles Card
American Express
P.O. Box 981540
El Paso, Texas 79998-1540

Brown Winick Graves Gross Schoenebaum
666 Grand Avenue, Suite 2000
Des Moines, Iowa 50309

Capital One MasterCard
Capital One
Attn: General Correspondence
P.O. Box 30285
Salt Lake City, Utah 84130-0287

Chase Business VISA - United Mileage Plus
Chase Card Services
P.O. Box 15298
Wilmington, Delaware 19850

Chase-British Airways VISA Card
Chase Card Services
P.O. Box 15298
Wilmington, Delaware 19850

Chase Presidential Plus United MC
Chase Card Services
P.O. Box 15298
Wilmington, Delaware 19850

Chase-United Mileage Plus VISA
Chase Card Services
P.O. Box 15298
Wilmington, Delaware 19850

Citi Simplicity Credit Card-MC
Citibank Customer Services
P.O. Box 6500
Sioux Falls, South Dakota 57117

Citibank AAdvantage Card
Citibank American Airlines AAdvantage
Citibank Customer Services
P.O. Box 6500
Sioux Falls, South Dakota 57117

Credit Bureau Services of Iowa, Inc.
1306 South 7th Street
P.O. Box 180
Oskaloosa, Iowa 52577

DCI Credit Services
Drawer 1347
1409 West Villard
Dickinson, North Dakota 58602

Morgan Lewis & Blockhus LLP
1701 Market Street
Philadelphia, Pennsylvania 19103-2921

Weinhardt & Logan, P.C.
2600 Grand Avenue, Suite 450
Des Moines, Iowa 50312

John Pittman, CPA
Pittman & Company, LLP
8525 Douglas Ave., #40
Des Moines, IA 50322

Rachel A. Glazer
Brown, Harris Stevens, LLC
130 Fifth Ave.
New York, NY 10011

Dated this 16th day of February, 2017.

Terry L. Gibson
Terry L. Gibson



TRANSACTION FACT SHEET
November 23, 2016



ADDRESS: 300 East 55th Street #22A New York, NY 10022 **APT:** 22A
Alexander Shcharansky, Debtor In Possession, Ch. 11
#16-01761 (purchase is subject to approval from the
bankruptcy court).

SELLER:
CURRENT ADDRESS: Attorney will provide

SELLER'S ATTY: Derin Edip Walden
FIRM: Derin Edip Walden Esq **TEL:** 212-324-1703
ADDRESS: 60 east 42nd street, 46th FL, New York, NY 10165 **FAX:** 775-242-1201
EMAIL: derin@edipwalden.com

1) PURCHASER: Pritesh and Samira Shah
ADDRESS: [REDACTED]
2) PURCHASER:
ADDRESS:

PURCHASER'S ATTY: Michael J. Krieger **TEL:** 914-684-6000
FIRM: La Pietra & Krieger PC **FAX:** 914-287-6460
ADDRESS: 30 Glenn Street, Suite 105 White Plains, NY 10603 **EMAIL:** Michaelkrieger@verizon.net

PROPERTY NAME: The Milan Condominium
SHARES: N/A
PRICE: \$3.975M
MAINT/ COMMON CHARGES: \$2334
REAL ESTATE TAXES: \$2867
FLIP TAX: NA
ASSESSMENT: NA
% OF COMMON ELEMENTS: NA
EXCLUSIONS: NA
INCLUSIONS: NA
PROPOSED CLOSING DATE: February 1, 2017

FINANCING: not contingent on financing
MORTGAGE LENDER: Citi Bank
CONTACT:
ADDRESS: **TEL:**
TEL:
FAX:

COMMISSION: 3% to Brown Harris Stevens (the other 3% is being waived
by buyer/broker)
SELLER'S BROKER(S): Rachel Glazer **TEL:** 212-317-3661
BROKERAGE FIRM: Brown Harris Stevens Residential Sales, LLC **FAX:**
ADDRESS: 130 Fifth Ave, 2nd FL, New York, NY 10011 **EMAIL:** rglazer@bhsusa.com

PURCHASER'S BROKER(S) NA **TEL:**
BROKERAGE FIRM: **FAX:**
ADDRESS: **EMAIL:**

MANAGING AGENT: Douglas Elliman Property Management **Cell:**
ADDRESS: 675 3rd Ave, New York, NY 10017 **TEL:** 212-370-9200
FAX:

ACCOUNT EXECUTIVE: Diana Chan **Email:** Diana.Chan@ellimanpm.com

This transaction is subject to negotiation, execution, and delivery of mutually acceptable sale documents by the seller and purchaser and to satisfaction of all terms and conditions of such documents. All information herein is from sources deemed reliable but should be verified and confirmed by the parties.

CLOSING STATEMENT

Seller: Alexander Shcharansky
Purchaser: Pritesh Shah and Samira Shah
Property: 300 East 55th Street, Unit 22A, New York, NY 10022
closing date: 10-Feb-17
closing location: Dougals Elliman Property Management, 622 Third Avenue, 6th floor, New York, NY

PURCHASE PRICE \$ 3,975,000.00
 down payment in escrow \$ (397,500.00)

Feb Common charge adjustment to Seller (2/1/17-2/28/17) \$ 1,584.41
 \$2334.90/28 days= \$83.39/per day x 2/10/17-2/28/17 (19 days)

Tax adjustment to Seller (1/1/17-6/30/17) \$ 13,326.60
 \$17,229.14/181 days = \$95.19/per day x 2/10/17-6/30/17 (140 days)

BALANCE DUE FROM BUYER \$ 3,592,411.01

Checks delivered from Purchaser
 Payee
 The Bradshaw Law Firm Trust Account
 Emigrant Mortgage Company
Derin Edip-Walden, Esq., as attorney
TOTAL CHECKS PAID FROM PURCHASER AT CLOSING

item	description of item	type of check	amount due
checks paid from downpayment escrow			
Derin Edip Walden, Esq.	legal, POA, courtiers	escrow	\$ (397,500.00)
Douglas Elliman	closing room fee	escrow	\$ 3,550.00
The Milan Condominium	common charge arrears & legal	escrow	\$ 250.00
The Milan Condominium	move out fee	escrow	\$ 10,791.57
title closer	notary fee	escrow	\$ 250.00
Core Title Services	title bill (see invoice)	escrow	\$ 300.00
Brown Harris Stevens, Residential Sales LLC	broker fee	escrow	\$ 73,018.75
New York State Income Tax	#12663 non-resident income tax	escrow	\$ 119,250.00
Pritesh Shah	heating repair credit	escrow	\$ 1,045.20
Wandrio & Associates, P.C., as attorney	balance	wire	\$ (189,044.48)
TOTAL RECEIVED BY SELLER AT CLOSING			\$ (469,131.91) to be wired to Wandrio & Associates, P.C.

Closing Disclosure

Closing Information

Date Issued 2/10/2017
 Closing Date 2/10/2017
 Disbursement Date 2/10/2017
 Settlement Agent Kopel & Spinner, LLP
 File # 510-003128
 Property 300 East 55th Street, #22A
 New York, NY 10022
 Sale Price \$3,975,000.00

Transaction Information

Borrower Pritesh Shah and Samira Shah
 Seller Alexander Shcharansky, Debtor In Possession, CH 11 #13-01761

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing	\$3,989,911.01
01 Sale Price of Property	\$3,975,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 Assessment Taxes	
10 City Property Taxes	
11 County Property Taxes	
12 MUD Taxes	
13 Other Taxes	
14 School Property Taxes	
15 Common Charges	\$1,584.41
16 Re Taxes	\$13,326.60
Due from Seller at Closing	\$3,519,733.90
01 Excess Deposit	
02 Closing Costs Paid at Closing (I)	\$2,256,432.60
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan Emigrant Mortgage	\$1,263,301.30
05 Payoff of Second Mortgage Loan	
06	
07	
08	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 Assessment Taxes	
15 City Property Taxes	
16 County Property Taxes	
17 MUD Taxes	
18 Other Taxes	
19 School Property Taxes	
CALCULATION	
Total Due to Seller at Closing	\$3,989,911.01
Total Due from Seller at Closing	-\$3,519,733.90
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$470,177.11

Contact Information

REAL ESTATE BROKER (B)	
Name	
Address	
NY License ID	
Contact	
Contact NY License ID	
Email	
Phone	
REAL ESTATE BROKER (S)	
Name	
Address	
NY License ID	
Contact	
Contact NY License ID	
Email	
Phone	
SETTLEMENT AGENT	
Name	Kopel & Spinner, LLP
Address	515 Rockaway Avenue Valley Stream, NY 11581
NY License ID	
Contact	
Contact NY License ID	
Email	
Phone	516-837-6115

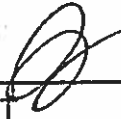


Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

		Seller-Paid	
		At Closing	Before Closing
Loan Costs			
A. Origination Charges			
01	0% of Loan Amount (Points) to		
B. Services Borrower Did Not Shop For			
C. Services Borrower Did Shop For			
Other Costs			
E. Taxes and Other Government Fees		\$73,018.75	
01	Recording Fees Deed: Mortgage:		
	to		
02	Transfer Tax to Core Title Services	\$15,900.00	
03	Recording Fees to Core Title Services	\$325.00	
04	Recording Service Fee to Core Title Services	\$150.00	
05	Transfer Tax to Core Title Services	\$56,643.75	
F. Prepays			
01	Homeowner's Insurance Premium (mo.) to		
02	Mortgage Insurance Premium (mo.) to		
03	Prepaid Interest (per day from 2/30/2017 to 3/1/2017) to		
04	Property Taxes (mo.) to		
G. Initial Escrow Payment at Closing to Citibank, N.A.			
01	Homeowner's Insurance per month for mo.		
02	Mortgage Insurance per month for mo.		
03	Property Taxes per month for mo.		
04	Assessment Taxes per month for mo.		
05	City Property Taxes per month for mo.		
06	County Property Taxes per month for mo.		
07	MUD Taxes per month for mo.		
08	Other Taxes per month for mo.		
09	School Property Taxes per month for mo.		
10	Aggregate Adjustment		
H. Other		\$2,183,413.85	
01	Closing Room Fee to Douglas Elliman	\$250.00	
02	Common Charge Arrears to The Milan Condo	\$10,791.57	
03	Judgement Creditor to The Bradshaw Law Firm Trust Account	\$2,049,022.28	
04	Move Out Fee to The Milan Condo	\$250.00	
05	Real Estate Commission - Seller's Realtor to Brown Harris Stevens	\$119,250.00	
06	Seller's Atty Fees to Derin Edip Walden, Esq.	\$3,550.00	
07	Title Closer to Core Title Services	\$300.00	
J. TOTAL CLOSING COSTS		\$2,256,432.60	

Alexander Shcharansky, Debtor In Possession, CH 11 #13-01761

Alexander Shcharansky
by 
AS AGENT

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

DERIN EDIP-WALDEN, ESQ.
ATTORNEY IOLA ACCOUNT
118 NORTH BEDFORD ROAD, SUITE 100
MT. KISCO, NY 10549
914-517-7584

STERLING NATIONAL BANK
664 MAIN STREET
MT. KISCO, NEW YORK

0169

2/10/17

PAY TO THE ORDER OF

Derin Edip Walden, Esq.

\$ 3550.00

Three thousand five hundred + fifty 00/100

DOLLARS

MEMO Shcharansky - Condo sale



AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000169⑈

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

DERIN EDIP-WALDEN, ESQ.
ATTORNEY IOLA ACCOUNT
118 NORTH BEDFORD ROAD, SUITE 100
MT. KISCO, NY 10549
914-517-7584

STERLING NATIONAL BANK
664 MAIN STREET
MT. KISCO, NEW YORK

0170

2/10/17

PAY TO THE ORDER OF

Brown Hams Stevens, Residential Sales LLC

\$ 119,250.00

One hundred nineteen thousand two hundred + fifty 00/100

DOLLARS

MEMO Shcharansky - Condo sale



AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈000170⑈



One Hollow Lane, Suite 309, Lake Success, NY 11042 | office 516.200.9626 fax 516.200.9632 | www.coretitleny.com

TITLE INSURANCE GOOD FAITH ESTIMATE

Title No.: CORE22554 Client: Michael Krieger, Esq. Applicant: Pritesh Shah and Samira Shah Reference: Shah from Shcharansky Premises: 300 East 55th Street, Unit 22A, New York, NY 10022 Block 1347 Lot 1092 Owners: Alexander Shcharansky, (As Debtor in Possession) Buyers: Pritesh Shah and Samira Shah	Closing Date: Phone Number: (914) 684-6000
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CHARGE DESCRIPTION	BUYER(S)	SELLER(S)	LENDER	TITLE POLICIES AND INFORMATION
POLICY PREMIUMS				
Owners Policy Premium	\$15,396.00			* Fee Simple Policy for \$3,975,000.00 (Premium \$15,396.00)
Loan Policy Premium	\$3,488.00			
Policy Premiums SubTotal:	\$18,884.00	\$0.00	\$0.00	* Mortgage Policy for \$3,577,500.00 (Premium \$3,488.00)
ENDORSEMENTS				
Waiver of Arbitration Owners	\$25.00			* Underwriter Compensation \$3,806.80, Title Agent Compensation \$15,227.20
Condominium Owners	\$25.00			
Environmental Protection Lien NYC	\$25.00			* TRID calculation (excluding endorsements) for information only: Undiscounted Loan Premium is \$11,628.00 and TRID Owners Premium is \$7,256.00
Residential Mortgage	\$25.00			
Waiver of Arbitration Loan	\$25.00			
Condominium Loan	\$25.00			
Endorsements SubTotal:	\$150.00	\$0.00	\$0.00	* Property Type is Residential Condominium Unit
OTHER CHARGES				
Recording Service Fees (Residential)	\$150.00	\$150.00		* NOTE: The Mortgage Tax reported herein is calculated at the maximum taxable amount. In the event the tax should be reduced by consolidation or exemption please notify this Company
Municipal Searches ESTIMATED +	\$500.00			
Bankruptcy Search-Iowa +	\$53.00			
Sales Tax New York City - 8.875%	\$49.08			
Other Charges SubTotal:	\$752.08	\$150.00	\$0.00	* Underwriter: Fidelity National Title Insurance Company
Company Charges SubTotal:	\$19,786.08	\$0.00	\$0.00	* + items are subject to NYS Sales Tax
RECORDING TAXES				
Transfer Tax New York State (TP584)		\$15,900.00		
Transfer Tax Additional Transfer (Mansion) Tax	\$39,750.00			
Transfer Tax New York City (RPT)		\$56,643.75		
Mortgage Tax 1st Mortgage	\$68,836.88		\$8,943.75	
Recording Taxes SubTotal:	\$108,586.88	\$72,543.75	\$8,943.75	
RECORDING FEES				
Deed 3 pgs (\$5 ea.add'l pg)	\$220.00			
Mortgage (25 pgs-\$5 pp thereafter)	\$215.00			
Unit POA	\$80.00			
Sat of Mtge		\$110.00		
Release of Lien		\$110.00		
POA		\$105.00		
Recording Fees SubTotal:	\$515.00	\$325.00	\$0.00	
ESCROWS				
Property taxes paid through 7/1/17				
Escrows SubTotal:	\$0.00	\$0.00	\$0.00	
TOTALS:	\$128,887.96	\$73,018.75	\$8,943.75	

DERIN EDIP-WALDEN, ESQ.
ATTORNEY IOLA ACCOUNT
118 NORTH BEDFORD ROAD, SUITE 100
MT. KISCO, NY 10549
914-517-7584

STERLING NATIONAL BANK
664 MAIN STREET
MT. KISCO, NEW YORK

0174

2/10/17

PAY TO THE ORDER OF

CORE Title Services

\$ 73,018.75

Seventy three thousand + eighteen dollars

75/100

DOLLARS

MEMO Shcharansky - cendo sale

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

⑈000174⑈

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

DERIN EDIP-WALDEN, ESQ.
ATTORNEY IOLA ACCOUNT
118 NORTH BEDFORD ROAD, SUITE 100
MT. KISCO, NY 10549
914-517-7584

STERLING NATIONAL BANK
664 MAIN STREET
MT. KISCO, NEW YORK

0175

2/10/17

PAY TO THE ORDER OF

Pete Stavinos

\$ 300.00

three hundred 00/100

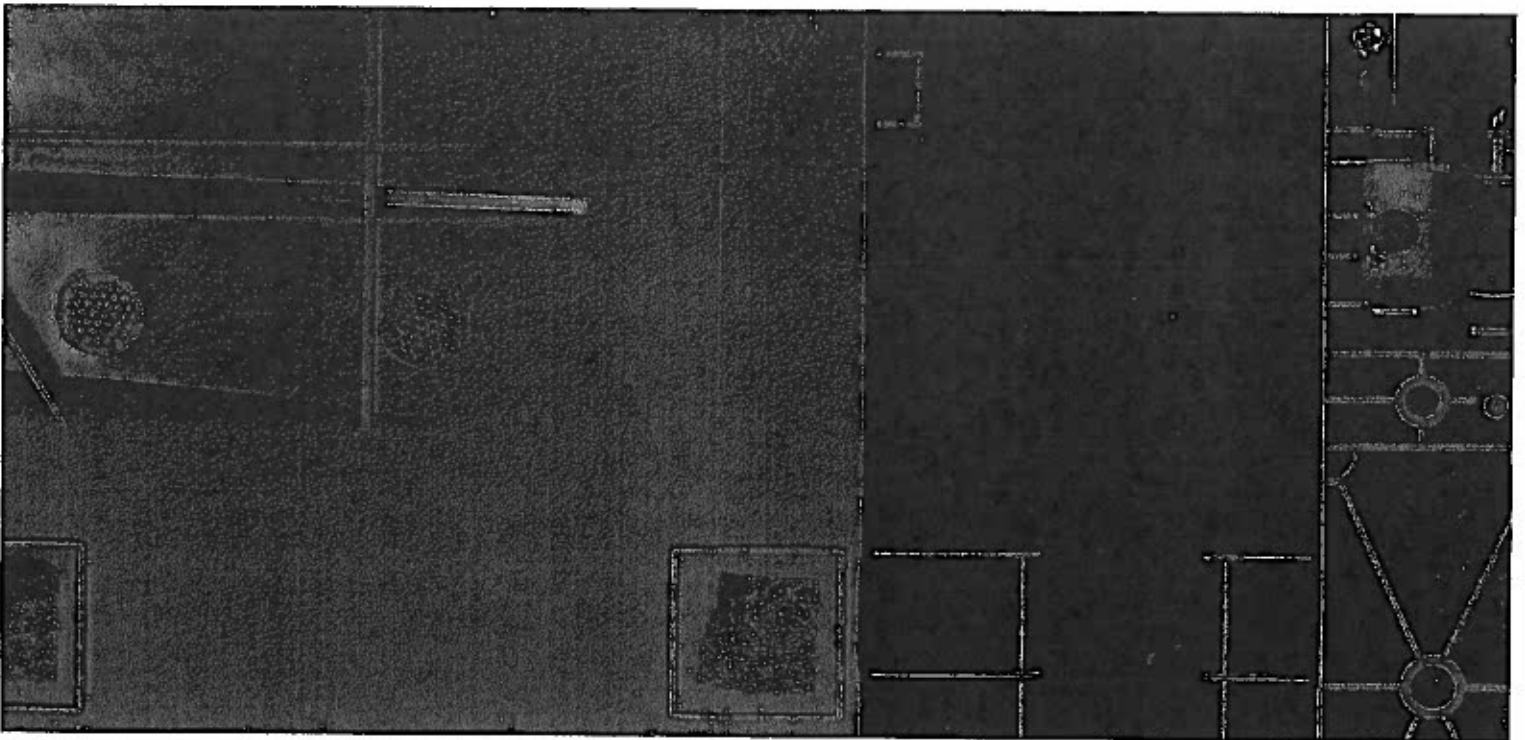
DOLLARS

MEMO Shcharansky

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

⑈000175⑈



DERIN EDIP-WALDEN, ESQ,
ATTORNEY IOLA ACCOUNT
118 NORTH BEDFORD ROAD, SUITE 100
MT. KISCO, NY 10549
914-517-7584

STERLING NATIONAL BANK
864 MAIN STREET
MT. KISCO, NEW YORK

0177

2/10/17

PAY TO THE ORDER OF Pritesh Shah

\$1,045.20

One thousand + forty five 20/100

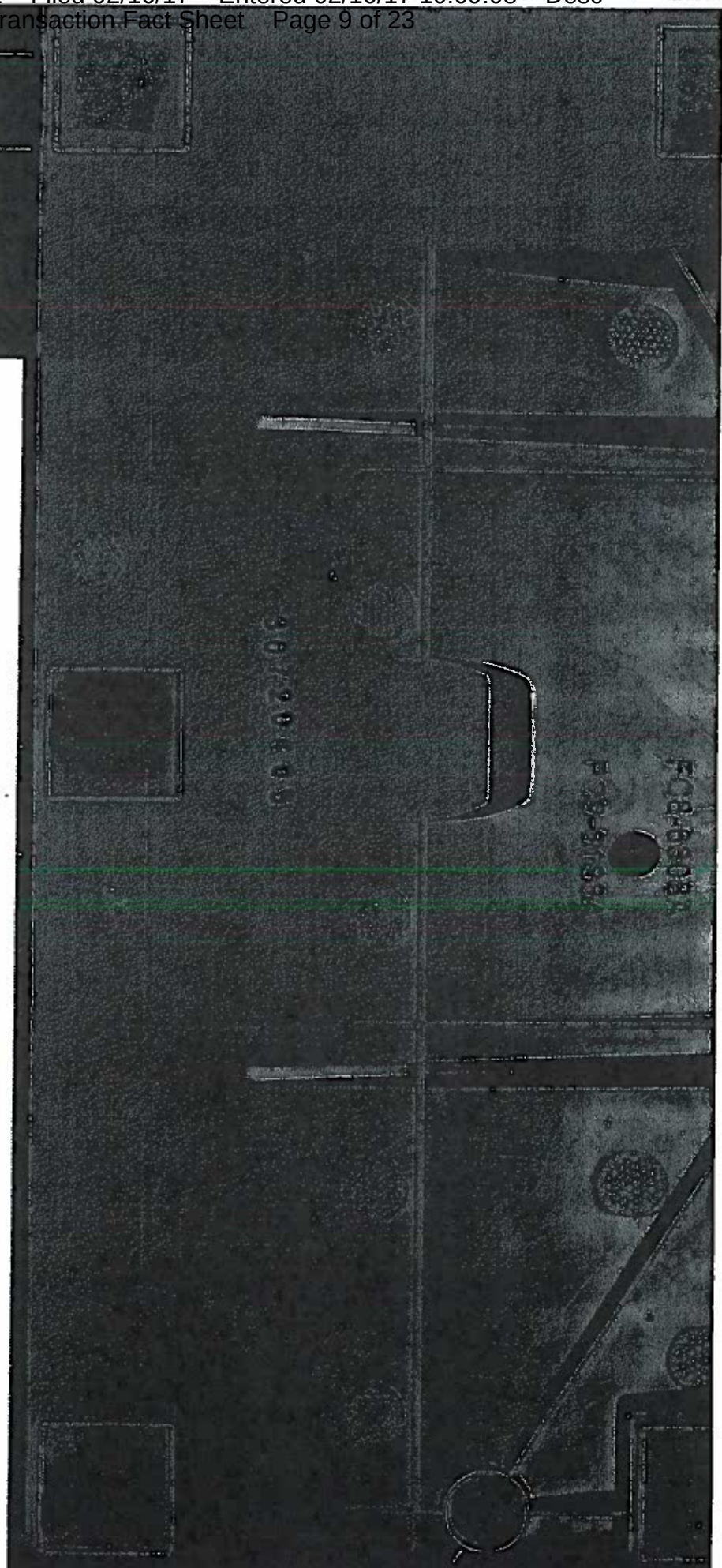
DOLLARS

AUTHORIZED SIGNATURE

MEMO Shekharansky - Corp - sale - 100000

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

100017711



HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

114299633

92-20
311

DATE 02/10/17

\$0.00 ONL PIC

FC# 00561 FA# 003

114299633

016-03 Ck. Ser. #

PAY TO THE ORDER OF ***ONE HUNDRED FIFTY-FIVE THOUSAND ONE HUNDRED THIRTY-FOUR AND 17/100 DOLLARS****

\$155,134.17

TO THE ORDER OF *****DERIN EDIP-WALDEN, ESQ., AS ATTORNEY*****

NAME OF REMITTER ADDRESS SAMIRA SHAH

Drawer: Citibank, N.A.

BY AUTHORIZED SIGNATURE

Citibank, N.A. One Penn's Way
New Castle, DE 10720

⑆ 114299633 ⑆



114299633

02-10-17

114299633

citibank
 FCH 00489 FAK 002 \$0.00 ONL
 021-04 CK. Ser.# 114289769
 DATE 02/10/17

***ONE MILLION TWO HUNDRED SIXTY-THREE THOUSAND
 THREE HUNDRED ONE AND 50/100 DOLLARS***

EIGHTH MORTGAGE COMPANY

TO THE ORDER OF
 NAME OF PAYEE: LEPFL & ROSENBERG, LLP
 ADDRESS: Citibank, U.A. One Penn Plaza, New York, NY 10019

Drawn on Citibank, N.A.
 BY: [Signature]
 AUTHORIZED SIGNATURE

FILE NO: 518-903128
 DATE: 2/10/2017
 AMOUNT: \$1,263,301.30

VOID AFTER 90 DAYS

TO THE ORDER OF
 Corp Title Services
 One Hollow Lane
 Lakes Success NY 11042

citibank
 FCH 00489 FAK 002 \$0.00 ONL
 021-04 CK. Ser.# 114289770
 DATE 02/10/17

***ONE HUNDRED TWENTY-FOUR THOUSAND
 NINE HUNDRED FIFTY-THREE AND 26/100 DOLLARS***

DERIN EDIP WALDEN, ESQ

TO THE ORDER OF
 NAME OF PAYEE: LEPFL & ROSENBERG, LLP
 ADDRESS: Citibank, U.A. One Penn Plaza, New York, NY 10019

Drawn on Citibank, N.A.
 BY: [Signature]
 AUTHORIZED SIGNATURE

FILE NO: 518-903128
 DATE: 2/10/2017
 AMOUNT: \$124,953.26

VOID AFTER 90 DAYS

TO THE ORDER OF
 Corp Title Services
 One Hollow Lane
 Lakes Success NY 11042

citibank
 FCH 00489 FAK 002 \$0.00 ONL
 021-04 CK. Ser.# 114289768
 DATE 02/10/17

***TWO MILLION FORTY-NINE THOUSAND TWENTY-TWO
 AND 28/100 DOLLARS***

THE BRADSHAW LAW FIRM TRUST ACCOUNT

TO THE ORDER OF
 NAME OF PAYEE: LEPFL & ROSENBERG, LLP
 ADDRESS: Citibank, U.A. One Penn Plaza, New York, NY 10019

Drawn on Citibank, N.A.
 BY: [Signature]
 AUTHORIZED SIGNATURE

FILE NO: 518-903128
 DATE: 2/10/2017
 AMOUNT: \$2,049,022.28

VOID AFTER 90 DAYS

TO THE ORDER OF
 Corp Title Services
 One Hollow Lane
 Lakes Success NY 11042

0000011500
Cliffbank, N.A.
1-87210

FILE NO: 510-000128
DATE: 2/10/2017
AMOUNT: \$1,500.00

VOID AFTER 90 DAYS

PAY: Eight Thousand Nine Hundred Forty Three and 75/100 Dollars

TO THE ORDER OF: Care, Title Services
One Hollow Lane
Lake Success NY 11042

Property: 300 East 58th Street, #22A, New York, NY 10022

Peter C. Kypke

AMOUNT PAID

0000011501
Cliffbank, N.A.
1-87210

FILE NO: 510-000128
DATE: 2/10/2017
AMOUNT: \$1,400.00

VOID AFTER 90 DAYS

PAY: One Thousand Four Hundred and 00/100 Dollars

TO THE ORDER OF: La Pietra & Kreisler, P.C.

Property: 300 East 58th Street, #22A, New York, NY 10022

Peter C. Kypke

AMOUNT PAID

0000011502
Cliffbank, N.A.
1-87210

FILE NO: 510-000128
DATE: 2/10/2017
AMOUNT: \$150.00

VOID AFTER 90 DAYS

PAY: One Hundred Fifty and 00/100 Dollars

TO THE ORDER OF: PETE STAVRANOS

Property: 300 East 58th Street, #22A, New York, NY 10022

Peter C. Kypke

AMOUNT PAID

Settlement Agent
Kopel & Spinner LLP
515 Rockaway Avenue
Valley Stream, NY 11581

File #: 510-003128

PROCEEDS FROM REAL ESTATE TRANSACTION

PURCHASER INFORMATION:

Name: Pritesh Shah & Samira Shah
Address: 235 East 57th Street, # 108
Ney York, NY 10022

SELLER INFORMATION: MUST BE FILLED IN

NAME: Alexander Shchanonsky, as deutor in possession
1825 NW 130th Street
Pine IA 50325

TAXPAYER ID NUMBER(S):

MAILING ADDRESS AFTER SALE:

Percentage of Purchase Price to each Seller:

100 (#1) _____ (#2) _____ (#3) _____ (#4)

TRANSACTION INFORMATION:

Property Address: 300 East 55th Street, #22A
New York, NY

Date of Closing: 2/10/17

Purchase Price: \$3,975,000.00

Legal Description:

District _____ Section _____ Block 1247 Lot 1092
Principal Residence: YES NO

Property Tax Pro-ration Amount Credit to Seller at closing, if any:
\$ 13326.60

Lender: Citibank, N.A.
Loan Number: 1124411551

Signature: Alexander Shchanonsky
by _____
Signature: _____ AS AGENT

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Exhibit EX A - Transaction Fact Sheet Page 14 of 23

DERIN EDIP-WALDEN, ESQ.
ATTORNEY IOLA ACCOUNT
118 NORTH BEDFORD ROAD, SUITE 100
MT. KISCO, NY 10549
914-517-7584

STERLING NATIONAL BANK
664 MAIN STREET
MT. KISCO, NEW YORK

0171

2/10/17

PAY TO THE ORDER OF

Douglas Elliman

\$ 250.00

two hundred + fifty 00/100

DOLLARS

MEMO Shecharansky - condo sale - conference room

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

⑈000171⑈

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

DERIN EDIP-WALDEN, ESQ.
ATTORNEY IOLA ACCOUNT
118 NORTH BEDFORD ROAD, SUITE 100
MT. KISCO, NY 10549
914-517-7584

STERLING NATIONAL BANK
664 MAIN STREET
MT. KISCO, NEW YORK

0172

2/10/17

PAY TO THE ORDER OF

The Milan Condominium

\$10791.57

ten thousand seven hundred ninety one 57/100

DOLLARS

MEMO Shecharansky - condo sale - amount legal

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

⑈000172⑈

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

DERIN EDIP-WALDEN, ESQ.
ATTORNEY IOLA ACCOUNT
118 NORTH BEDFORD ROAD, SUITE 100
MT. KISCO, NY 10549
914-517-7584

STERLING NATIONAL BANK
664 MAIN STREET
MT. KISCO, NEW YORK

0173

2/10/17

PAY TO THE ORDER OF

The Milan Condominium

\$ 250.00

two hundred + fifty 00/100

DOLLARS

MEMO Shecharansky - Condo sale - move fee

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

⑈000173⑈

Douglas Elliman Property Management

February 6, 2017

Alexander Shcharansky

Re: Sale of Unit 22A @ 300 East 55th Street, New York, NY

- \$10,791.57** payable to **THE MILAN CONDOMINIUM** representing February Common charges, arrears and legal fees (please see attached account ledger)
- waved* ~~**\$1,000.00**~~ payable to **THE MILAN CONDOMINIUM** representing the refundable Move-Out Deposit
- \$250.00** payable to **THE MILAN CONDOMINIUM** representing the non-refundable Move-Out Fee
- \$250.00** payable to **DOUGLAS ELLIMAN PROPERTY MANAGEMENT** representing use of conference room for the closing

ALL PAYMENTS MUST BE BY CERTIFIED, BANK OR ATTORNEY ESCROW CHECK ONLY.

Payment received by:  2/10/17
2/10/2017 Diana Aran

Resident Ledger

Alexander Scharansky . 1825 NW 130TH STREET CLIVE, IA, 50325	Date:	2/6/2017
	Resident Code:	24540900
	Property:	2454
	Unit:	22A
	Status:	Current
	Rent:	\$2,334.90
	Deposit:	\$0.00
	Move In Date:	
	Move Out Date:	
	Due Day:	1
Tel# (O):		
Tel# (H):		

Date	DESCRIPTION	CHARGES	Payments	Balance
	Balance Forward			0.00
12/01/16	COMMON CHG	2,334.90		2,334.90
12/20/16	LATE FEE - \$ 50.00 after the 15th	50.00		2,384.90
12/20/16	INTEREST - 2% after the 15th	46.70		2,431.60
01/01/17	COMMON CHG	2,334.90		4,766.50
01/20/17	LATE FEE - \$ 50.00 after the 15th	50.00		4,816.50
01/20/17	INTEREST LATE FEE - 2% after the 10th	93.40		4,909.90
02/01/17	COMMON CHG	2,334.90		7,244.80
Current				
	30 Days	60 Days	90 Days	Amount Due
	2,431.60	2,334.90	0.00	7,244.80



EIN 47-3007448

The Milan Condominium
 c/o Karel de Boer, VP
 Douglas Elliman Property Management
 675 Third Avenue
 New York, NY 10017

Invoice Date: January 23, 2017
 Invoice No. 29971
 Client Number: 15783.017
 Page: 1

Shcharansky, Unit 22A-non-pyrmnt of common charges

For professional services rendered, as set forth below, through 12/31/2016

VIA EMAIL
 INVDEPM@AVIDBILL.COM
 CC: Karel.deBoer@ellimanpm.com

Professional Services

12/07/2016	MJF	Email managing agent re: status	Rate	Hours	
			395.00	0.10	39.50
		For Current Services Rendered		0.10	39.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Mitchell J. Flachner	0.10	\$395.00	\$39.50

Total Current Work 39.50

Previous Balance \$3,507.27

Balance Due \$3,546.77

Aged Due Amounts

<u>Stmt Date</u>	<u>Stmt#</u>	<u>Billed</u>	<u>Due</u>
06/17/2016	15792	617.57	617.57
09/21/2016	21827	890.00	890.00
11/14/2016	26348	1,454.20	1,454.20
12/16/2016	28041	545.50	545.50
			<u>3,507.27</u>

The Milan Condominiu
Account No. 15783.017
RE: Shcharansky, Unit 22A-non-pymt of comma

Invoice Date: 01/23/2017
Invoice No. 29971
Page No. 2

Wiring payment Instructions

Schwartz Sladkus Reich Greenberg Atlas LLP
ConnectOne Bank
301 Sylvan Ave
Englewood Cliffs, NJ 07632
ABA #: 021213944; Acct#: 0102049475

PLEASE REFLECT CLIENT NAME AND NUMBER ON WIRE

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2016101401085001001EA898

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2016101401085001 Document Date: 10-13-2016 Preparation Date: 10-14-2016
 Document Type: LIEN OF COMMON CHARGES
 Document Page Count: 4

PRESENTER:

FIRST AMERICAN TITLE
 666 THIRD AVENUE
 818176 ACCOM
 NEW YORK, NY 10017
 212-551-9421
 MLETTIERI@FIRSTAM.COM

RETURN TO:

SCHWARTZ SLADKUS REICH GREENBERG ATLAS
 LLP
 270 MADISON AVENUE
 ATTN: MARIA I BELTRANI, ESQ
 NEW YORK, NY 10016

Borough	Block	Lot	PROPERTY DATA	
			Unit	Address
MANHATTAN	1347	1092	Entire Lot 22A	300 EAST 55TH STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY ONE/DEBTOR:
 ALEXANDER SHCHARANSKY
 300 EAST 55TH STREET UNIT 22A
 NEW YORK, NY 10022

PARTY TWO/SECURED PA:
 BOARD OF MANAGERS OF MILAN CONDOMINIUM
 300 EAST 55TH STREET
 NEW YORK, NY 10022

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:		NYS Real Estate Transfer Tax:	\$ 0.00
TAXES: County (Basic):	\$ 0.00		
City (Additional):	\$ 0.00		
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 57.00		
Affidavit Fee:	\$ 0.00		



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK
 Recorded/Filed 10-18-2016 10:09
 City Register File No.(CRFN):
 2016000364755

G. Hill

City Register Official Signature

811851v2

3020-818176

NOTICE UNDER THE CONDOMINIUM ACT
FOR
UNPAID CONDOMINIUM CHARGES

TO THE CLERK (OR REGISTER) OF THE COUNTY OF NEW YORK, STATE OF NEW YORK
AND ALL OTHERS WHO IT MAY CONCERN:

PLEASE TAKE NOTICE that the Board of Managers of Milan Condominium, having an office at c/o Douglas Elliman Property Management, 675 Third Avenue, New York, New York 10017, on behalf of the unit owners, as Lienor, has and claims a lien on the condominium unit described as follows:

1. The name and address of the property is: Milan Condominium, 300 East 55th Street, New York, New York 10022.
2. The Declaration of Condominium was recorded on October 8, 2004 in City Register File Number 2004000627086.
3. The name of the record owner of the unit is Alexander Shcharansky.
4. The unit designation is 22A which said unit is shown on the Tax Map of New York County as lying in Section , Block 1347, Lot 1092.
5. The amount(s) and purpose(s) for which common charges are due, and the dates when due, are set forth in Exhibit "A" annexed hereto and made a part hereof.
6. This is a continuing lien which shall be deemed to include interest, attorney's fees and any additional charges which may accrue after the date hereof. This lien shall be deemed effective until discharged pursuant to a written and duly recorded instrument.

Dated: October 13, 2016

Milan Condominium
By Its Board of Managers

By: 
Karel de Boer
Secretary

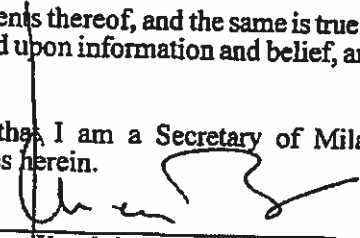
811851v2

STATE OF NEW YORK }
 } ss:
COUNTY OF NEW YORK }

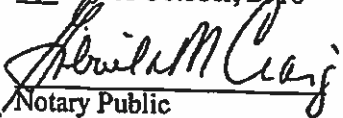
KAREL de BOER, being duly sworn, deposes and says:

I have read the foregoing notice of lien and know the contents thereof, and the same is true to my own knowledge, except as to those matters stated to be alleged upon information and belief, and that as to those matters, I believe them to be true.

The reason why this verification is made by me is that I am a Secretary of Milan Condominium and I am familiar with the facts and circumstances herein.



Karel de Boer

Sworn to me on the
13 day of October, 2016

Notary Public

GABRIELA M. CRAIG
Notary Public, State of New York
No. 01-CR6004262
Qualified in Nassau County
Commission Expires Mar. 23, 2018

STATE OF NEW YORK }
 } ss:
COUNTY OF NEW YORK }

On October 13, 2016 before me, the undersigned, a Notary Public in and for said State, personally appeared KAREL DE BOER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

GABRIELA M. CRAIG
Notary Public, State of New York
No. 01-CR6004262
Qualified in Nassau County
Commission Expires Mar. 23, 2018

811851v2

LIEN FOR COMMON CHARGES

_____		}
Milan Condominium,		}
By its Board of Managers,		}
	Lienor,	}
- against -		}
		}
Alexander Shcharansky,		}
	Record Owner.	}
_____		}

NOTICE OF LIEN

AMOUNT: \$11,800.02

FILED: October 13, 2016

UNIT DESIGNATION: 22A

TAX MAP OF: NEW YORK COUNTY

~~SECTION:~~

BLOCK: 1347

LOT: 1092

Record and return to:

Schwartz Sladkus Reich Greenberg Atlas LLP
Attorneys for Lienor
270 Madison Avenue
New York, New York 10016
(212) 743-7000
Attn: Maria I. Beltrani, Esq.

**First American Title
Insurance Company**
666 Third Avenue 3th fl
New York, N.Y. 10017
Phone: (212) 922-9700
Fax: (212) 922-0881

Exhibit A

Resident Ledger

Code	24540900	Property	2454	Lease From	9/1/2014
Name	Alexander Scharansky	Unit	22A	Lease To	8/31/2016
Address	1825 NW 130TH STREET	Status	Current	Move In	11/1/2008
City St. Zip	CLIVE, IA 50325	Rent	2334.9	Move Out	
		Phone(H)-		Phone(M)-	

Date	Description	Charge	Payment	Balance	Chg/Rec
6/1/2016	COM CHG ADJ - Reimbursed shareholder Ck#295 May 13,2016	23,718.46		0.00	26807498
7/1/2016	LEGAL Inv. 11099 SSRGA	671.50		671.50	26924577
7/1/2016	COMMON CHG	2,334.90		3,006.40	26980091
7/20/2016	INTEREST 2% after the 15th	46.70		3,053.10	27042563
7/20/2016	LATE FEE - \$50 after the 15th	50.00		3,103.10	27042568
8/1/2016	COMMON CHG	2,334.90		5,438.00	27044840
8/17/2016	LATE FEE 8/15/16	50.00		5,488.00	27162931
8/17/2016	INTEREST LATE FEE 8/15/16	106.83		5,594.83	27162932
9/1/2016	LEGAL Inv.12443 SSRGA	1,305.75		6,900.58	27150247
9/1/2016	COMMON CHG	2,334.90		9,235.48	27172315
9/20/2016	LATE FEE - \$50.00 after 15th	50.00		9,285.48	27339644
9/20/2016	INTEREST - 2% after15th	179.64		9,465.12	27339654
10/1/2016	COMMON CHG	2,334.90		11,800.02	27348328

Department of Taxation and Finance



Nonresident Real Property Estimated Income Tax Payment Form

IT-2663

For use on sale or transfer of real property by a nonresident of New York State
Tax Law -- Article 22, Section 663



Submit your completed Form IT-2663 with full payment of estimated tax due, if any, to the recording officer at the time the deed is presented to be recorded. Do not mail Form IT-2663 to the Tax Department.

Do not use Form IT-2663 for the sale, transfer, or other disposition of shares of stock by a nonresident in a cooperative housing corporation. Use Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*, instead.

This form is valid for sales or transfers (date of conveyance) after December 31, 2016, but before January 1, 2018.

- A The transferor/seller is: an individual an estate or trust
- B Is the transferor/seller reporting the gain for federal income tax purposes under the installment method? Yes No
If Yes, what is the duration of the installment agreement? _____ months _____ years
- C Mark an X in the box if only a portion of the real property being sold or transferred qualifies as the principal residence of the transferor(s)/seller(s) listed below.

Part 1 – Sale or transfer information (see Form IT-2663-I, Instructions for Form IT-2663, for assistance)

Transferor/seller name ALEXANDER SHCHARANSKY		Transferor/seller identification number (SSN or EIN) [REDACTED]		
Spouse's name or name of fiduciary (if applicable)		Spouse's SSN		
Address of transferor/seller (number and street; see instructions) 1825 NW 130TH ST.	City CLIVE	State IA	ZIP code 50325	
Mailing address of transferor/seller or fiduciary (if different)	City	State	ZIP code	
Location and description of property transferred (include county and tax map number) 300 EAST 55TH ST. UNIT 22A NEW YORK, NY 10022 MILAN CONDOMINIUM - MANHATTAN		Tax map designation Section Block Lot 1347 1092		Date of conveyance 02 - 10 - 2017

Part 2 – Estimated tax information (Complete Worksheet for Part 2 on page 2 before completing this part.)

1 Sale price (from Worksheet for Part 2, line 15)	1.	3766589	68
2 Total gain (from Worksheet for Part 2, line 17; if a loss, enter 0)	2.	0	00
3 Estimated tax due (from Worksheet for Part 2, line 20)	3.	0	00

Part 3 – Nonpayment of estimated tax by a nonresident upon sale of real property (see instructions)

4 This is to certify that the transferor/seller of this property is a nonresident of New York State and is not required to pay estimated tax under Tax Law section 663 due to one of the following reasons:

- A The sale or transfer of this property results in a loss (less than or equal to zero) for federal income tax purposes (you must complete Worksheet for Part 2 on page 2 of this form).
- B The transferor/seller is not required to recognize any gain or loss with respect to the transfer under provisions of the Internal Revenue Code (IRC) (except for section 121) (you must complete the summary below).

Brief summary of the transfer (include the section(s) of the IRC and facts supporting the claim that the recognition of the gain or loss is not required with respect to the sale or transfer):

Part 4 – Signature

I, the undersigned, certify that this form including any certification and attachment(s), is to the best of my knowledge and belief, true, correct, and complete.

Signature of transferor/seller <i>Alexander Shcharansky</i>	Date 02/07/2017	Signature of spouse (if applicable)	Date
--	--------------------	-------------------------------------	------

Worksheet for Part 2

Use this worksheet to compute your gain or loss on the sale or transfer of the real property. The gain or loss is computed in the same manner as for federal income tax purposes. For more information, see federal Publication 523, *Selling Your*

Home; Publication 544, *Sales and Other Dispositions of Assets*; and Publication 551, *Basis of Assets*. These publications are available on the Internal Revenue Service's website at www.irs.gov.

Computation of cost or other basis

5	Purchase price of property	5.	2910000	00
Increases to basis:				
6	Improvements	6.	0	00
7	Closing costs	7.	237405	15
8	Other (explain) LEGAL FEES & INTEREST	8.	643372	16
9	Add lines 6, 7, and 8	9.	880777	31
10	Add lines 5 and 9	10.	3790777	31
Decreases to basis:				
11	Depreciation (if applicable)	11.	0	00
12	Other (explain)	12.	0	00
13	Add lines 11 and 12	13.	0	00
14	Adjusted basis of property (subtract line 13 from line 10)	14.	3790777	31

Gain or loss

15	Sale price less selling expenses (enter here and on the front page, Part 2, line 1)	15.	3766589	68
16	Cost or adjusted basis (from line 14 above)	16.	3790777	31
17	Total gain or loss: Subtract line 16 from line 15. If the amount is a gain (greater than zero), enter here, on the front page, Part 2, line 2, and continue with line 18. If the amount is a loss (less than or equal to zero), enter 0 here, on line 20 below, and on the front page, line 2. Complete Part 2, Part 3, and Form IT-2663-V on page 3. ...	17.	-24187	63

Estimated tax due

18	Enter the gain from line 17 (if only a portion of the gain from line 17 is subject to tax, see instructions below)	18.	0	00
19	New York State tax rate 8.82% (.0882)	19.	.0882	
20	Estimated tax due (Multiply line 18 by line 19, and round to the nearest whole dollar; enter here and on the front page, Part 2, line 3. Complete Form IT-2663-V, Nonresident Real Property Estimated Income Tax Payment Voucher, on page 3.)	20.	0	00

Specific instructions for Worksheet for Part 2

Note: See Form IT-2663-I, *Instructions for Form IT-2663*, for complete instructions.

Lines 5 through 17 – Multiple transferors/sellers: Enter the total purchase price, adjustments to basis, and sale price to determine the total gain (or loss) on the real property. See *Line 18* below for allocation of the gain.

Line 18 – Enter the gain (or portion of the gain) from line 17 that will be reported on your federal income tax return for 2017.

- If only a portion of the property is located inside New York State, enter the gain allocated to the portion of the property located inside New York State. Attach a statement to Form IT-2663 showing how you computed the allocation.
- If only a portion of the property qualifies as your principal residence, enter the gain allocated to the portion of the property that did not qualify as your principal residence and will be reported on your federal income tax return for 2017. Attach a statement to Form IT-2663 showing how you computed the allocation.
- If two or more persons transfer or sell the real property, allocate the total gain on the property among the

transferors/sellers in the same manner as the gain is allocated for federal income tax purposes. Attach a statement to Form IT-2663 showing each transferor's/seller's name, SSN or EIN, address, and share of the gain.

- If the gain is being reported as an installment sale, enter the amount of gain that you (and your spouse, if applicable) will be reporting on your 2017 federal income tax return.
- A nonresident estate or trust must enter the amount of the gain, without regard to any distributions, from line 17.

Line 19 – When computing tax due on the gain from the transfer or sale of the real property, you must use the tax rate equal to the highest rate of tax for the tax year as set forth in the Tax Law section 601. For tax year 2017 that rate is 8.82% (.0882).

Line 20 – This is the amount of your required estimated tax payment. Enter this amount on the front page, Part 2, line 3 and as your estimated tax payment on Form IT-2663-V on page 3. You must complete Form IT-2663-V, even if there is no payment of estimated personal income tax due.

Note: You must complete Form IT-2663-V (below), even if there is no payment of estimated personal income tax due.

This area is for county clerk use only.

◆ Attach check or money order here.

You must attach a separate check or money order made payable in U.S. funds to **NYS Income Tax** for the full amount of estimated personal income tax due as shown on Part 2, line 3, and Form IT-2663-V (below).

Do not detach



Department of Taxation and Finance
Nonresident Real Property Estimated Income Tax Payment Voucher
 For use on sale or transfer of real property by a nonresident

IT-2663-V

Enter date of conveyance and total payment in the boxes to the right. Print your name, the last four digits of your social security number or employer identification number, and **2017 IT-2663-V** on your payment. Make payable to **NYS Income Tax**.

Date fiscal year ends	12-31-2017
Date of conveyance	02-10-2017

Identification number (SSN or EIN of the estate or trust)	Mark an X in one box:	
[REDACTED]	<input checked="" type="checkbox"/> Individual	<input type="checkbox"/> Estate/trust
Individual taxpayer's full name or name of estate or trust		
ALEXANDER SHCHARANSKY		
Spouse's name (if applicable) or name and title of fiduciary	Spouse's SSN	
Individual taxpayer's street address or address of fiduciary or representative (see instructions)		
1825 NW 130TH ST.		
City, village, or post office	State	ZIP code
CLIVE	IA	50325

	Dollars	Cents
Total payment	0	00

0431170094

Alex Shcharansky
300 E. 55th St. #22A
New York, NY 10022

Original Contract Price	\$ 2,910,000.00	per document
NYC Transfer Taxes	\$ 41,485.07	per document
New York Mansion Tax	\$ 29,100.00	1%
Broker Commission Fee	\$ 87,300.00	3.00%
Est. Other Closing Costs	\$ 79,520.08	2.73%
Sub-Total	\$ 3,147,405.15	
Est. Legal Fees	\$ 272,880.19	per attorney
Est. Capitalized Interest	\$ 370,491.97	per attorney
Cost Basis	\$ 3,790,777.31	

Selling Price	\$ 3,975,000.00	
Est. Closing Costs	\$ (208,410.32)	per document
	\$ 3,766,589.68	
Cost Basis	\$ 3,790,777.31	
Est. Gain(Loss)	\$ (24,187.63)	