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THIS INSTRUMENT, made the 6TH day of OCTOBER, thousand hundred and eighty-one
BETWEEN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROCHESTER, a
savings and loan association duly chartered under the laws of the
United States of America, having its principal place of business at
One First Federal Plaza, Rochester, New York, successor by merger to
FRANKLIN SOCIETY FEDERAL SAVINGS AND LOAN ASSOCIATION, said
Franklin Society Federal Savings and Loan Association having merged
into First Federal Savings and Loan Association of Rochester, which
merger was approved by the Federal Home Loan Bank Board on September
5, 1981, party of the first part, and ALLAN J. RILEY,
having an address at 400 Madison Avenue, Room 406, New York, New
York 10017

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Borough of Manhattan, City, County and State of New
York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly
side of Vesey Street and the westerly side of Broadway; running
thence NORTHERLY along the westerly side of Broadway 100 feet 8 1/2
inches to the center line of the block; thence WESTERLY along the
center line of the block 161 feet 1 1/4 inch; thence SOUTHERLY
along the line forming an angle of 89° 30' 30" on its easterly side
with the last mentioned course 101 feet 1/2 inch to the northerly
side of Vesey Street; and thence EASTERLY along the northerly side
of Vesey Street 157 feet 3 inches to the corner aforesaid at the
point or place of BEGINNING.

SAID premises being known as and by the street number 217 Broadway,
New York, New York.

THIS CONVEYANCE has been made in the normal course of business.

TAX MAP
DESIGNATION

Dist.

Sec.

Blk.

Lot(s):

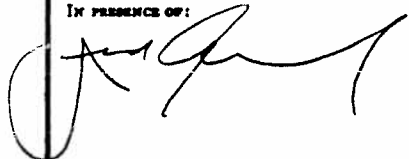
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.


The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:



FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF ROCHESTER

By 
FIRST VICE PRESIDENT

