

OWNERS NAME & ADDRESS  
 009208  
 89 POPLAR ST. T. E. G. KWIAKOWSKI  
 JERSEY CITY, N. J.  
 07307

BLDG 2S-B-2U-H  
 LAND 25X100 41134741

LAND 5,000 BLDG 12,900 TOTAL 17,900

SIGNATURE:

299 DELETE  300335 LAND ENTRIES

LAND DATA & COMPUTATIONS

NUMBER	DATE	AMOUNT	OPEN CODE	PURPOSE
160				
161				
162				

DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DELETE
01.03.86	4	2	023		

LOT	NONE	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
301		1025.0	025	100					
302									
303									
311									
312									
321									
322									
323									
324									
325									
326									
330									
335									

CLASS	DATE	AMOUNT	OPEN CODE	PURPOSE
2	751	002	102	R1

CLASS	DATE	AMOUNT	OPEN CODE	PURPOSE
401				
402				

INFLUENCE FACTORS

- 1 Unimproved
- 2 Excessive Front
- 3 Topography
- 4 Shape or Size
- 5 Economic
- 6 Misimprovement
- 7 Nonconforming
- 8 Corner/Alley (+)
- 9 View (+)

SUMMARY OF VALUES

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

FINAL VALUE

PROPERTY FACTORS

450	451	452	453	454
TOPOGRAPHY	UTILITIES	ROADS	TRAFFIC	LANDSCAP
0 N/A 1 Level 2 Low 3 High	1 All Public 2 Public Water 3 Public Sewer 4 Gas	0 None 1 Dirt 2 Gravel 3 Paved	0 N/A 1 Light 2 Medium 3 Heavy	1 Interior 2 Typical 3 Superior

ASSESSORS FINAL REPORT

EFF. DATE	REASON	LOHI	AMOUNT
023	01.02.86	9.10 AM	4
023	01.02.86	9.10 AM	4

REASON CODES

- 01 Gain due to annexation
- 02 Higher land use, N/C, new plots
- 03 New machinery
- 04 Formerly exempt, now assessed
- 05 Reval increases
- 06 Shift in class to
- 07 Losses by annexation
- 08 Machinery removed
- 09 Formerly assessed, now exempt
- 10 Reval decreases
- 11 Gain due to split
- 12 Loss due to split
- 13 Board of Review

AUDIT CONTROL CODES

1 = Interior Inspection	4 = Estimate	1 = Owner
2 = Interior Refusal	5 = No Entry	2 = Relative
3 = Total Refusal		3 = Tenant

QUALITY CONTROL

REVIEWER: \_\_\_\_\_ DATE: \_\_\_\_\_

DEACTIVATE

VALUE OVDR. \_\_\_\_\_ VALUE \_\_\_\_\_

VALUE OVDR. \_\_\_\_\_ VALUE \_\_\_\_\_

01.01



OWNERS NAME & ADDRESS

009200  
BRAZILIAH N F T & G KMIATKUMSKI  
89 POPULAR ST  
JERSEY CITY NJ  
07307

OLD PROPERTY ID

00890 00067

NEW PROPERTY ID

NEW BLOCK  
NEW LOT  
QUALIFIER  
CARD CARDS

BLDG 25-3-2U-H  
LAND 25X100 4113+741

LAND 5,000 BLDG 12,900 TOTAL 17,900

BLDG

NUMBER	DATE	AMOUNT	OPEN CODE	PURPOSE
180				
181				
182				

LAND DATA & COMPUTATIONS

PT	ACRES	EFFECTIVE ACRES	SQ FT	IMPACT FACTOR	LD VAL
1 R pd L	1.0250	0.285	100		
2 L					
3 Ag S					
W I					
303					
D. REFEET					
1 P					
2 S					
3 U develop					
R du l					
5 W I					
312					
ACREAGE					
1 W I					
2 T H M					
3 P					
W dland					
5 W I d					
6 P Ag S					
7 Sec d IV S					
8 U devel d					
9 P d d					
0 Other					
326					
330					
331					
332					
333					
334					
335					
336					

NUMBER	DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DELETE
120	01/03/86	INTERIOR INSPECTION	4	NO CALL	023	
250						
251						
252						

INFLUENCE FACTORS	IMPACT FACTOR	LD VAL
1 U mp evd		
2 E estate F		
3 T gnd		
4 Shp or S		
5 E m		
6 Res		
7 C me/A ev ( )		
8 V ev ( )		

REASON CODES	REASON	AMOUNT
01 Gd due		
02 Higher land as NYC new plat		
03 New sch ty		
04 F mervly mp ow assessed		
05 Revall class		
06 Sh ft class		
07 L ca by an st		
08 Michl ty re vald		
09 Formerly assessed		
10 Revall increase		
11 G d spl		
12 L d spl		
13 B d f Revall		

ROSS	ACRES	LD VAL
1 1 gal	335	
2 S VAI		
3 Residu		
4 Home		
5 M no ROW		

REASON CODES	REASON	AMOUNT
01 Gd due		
02 Higher land as NYC new plat		
03 New sch ty		
04 F mervly mp ow assessed		
05 Revall class		
06 Sh ft class		
07 L ca by an st		
08 Michl ty re vald		
09 Formerly assessed		
10 Revall increase		
11 G d spl		
12 L d spl		
13 B d f Revall		

399  DELETES 0 4 0 OTHER BUILDING & YARD IMPROVEMENTS

RESIDENTIAL IMPROVEMENTS

01 DE 500-59 1610 MAIN DWELLING

TYPE CODE	QUAN	YE R	SIZE	GRB CND	NET COND	MOD CODE	CNLD	
401								
402								
403								
404								
406								
407								
410	MISCELLANEOUS IMPROVEMENTS VALUE						TOTAL VALUE	

ADDITION CODES

50 Basem U f sh d 99 M scall no V I

10 1 F m 24 M so ry U I

11 OFF (Opp F P h) 25 M so ry Bay

12 EPP (E d F Po ch) 26 Masonry O sh ng

13 F G age 30 Carp

14 F U l y B l d g 31 W d d k

15 Fra B y 32 C nopy

16 Fra Ovrth ng 33 C

17 Mso ry 34 S

18 Mso ry Ovrth ng 35 Mx S p T rra

19 A U f h d 36 A tached Greenh s

20 1 Mso ry 20 1 M so ry

21 OMP (Op Mx P h) 21 OMP (Op Mx P h)

22 EMP (E d M P h) 22 EMP (E d M P h)

23 NG/BG (Mx/B k Gar) 23 NG/BG (Mx/B k Gar)

24 Mso ry Utility 24 Mso ry Utility

25 Mso ry Bay 25 Mso ry Bay

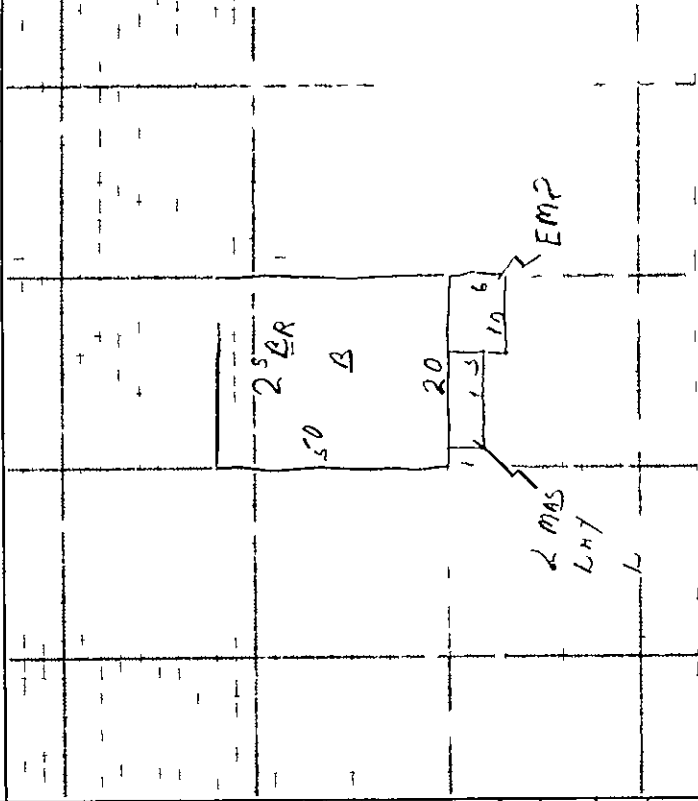
26 Mso ry Ovrth ng 26 Mso ry Ovrth ng

27 1/2 M so ry 27 1/2 M so ry

28 A U f h d 28 A U f h d

29 Fin shed 29 Fin shed

30 Canopy 30 Canopy



ADDITIONS

Code	Low	1	2	3	4	A
601		21				
602	50	25	25			
603						
604						
605						
606						
607						
608						
609						
610						
600	1 SEE DETAILED CARD 2 SEE DETAILED REPORT					

599  DELETES 701-712

SKETCH VECTORS

701 A D C 450000

702 401 BLOC

703 402 BLOC

704 403 BLOC

705

706

707

708

709

710

711

712

TOTAL GROSS VALUE

551 UNFINISHED STORY

552 UNFINISHED X STORY

553 PART BRICK

554 PART STONE

560 1 SLAB AREA

565 HEATING AND COOLING

570 NO E ADDED TO HTNG OWN DUCT WORK

575 00 02 00 00

580 DISHWASH

585 1 STRY

590 FINISHED ATTIC AREA

595 BASEMENT GARAGE AREA

596 CONDOMINIUM FLOOR LEVEL

551 AREA

552 AREA

553 AREA

554 AREA

560 FLOORS

565 SOURCE

570 COOLING AREA

575 4 FIXT 3 FIXT 2 FIXT

580 DISHWASH

585 1 STRY 1A STRY 2 STRY

590 FINISHED ATTIC AREA

595 BASEMENT GARAGE AREA

596 CONDOMINIUM FLOOR LEVEL

551 UNFINISHED STORY

552 UNFINISHED X STORY

553 PART BRICK

554 PART STONE

560 1 SLAB AREA

565 HEATING AND COOLING

570 NO E ADDED TO HTNG OWN DUCT WORK

575 00 02 00 00

580 DISHWASH

585 1 STRY

590 FINISHED ATTIC AREA

595 BASEMENT GARAGE AREA

596 CONDOMINIUM FLOOR LEVEL

551 UNFINISHED STORY

552 UNFINISHED X STORY

553 PART BRICK

554 PART STONE

560 1 SLAB AREA

565 HEATING AND COOLING

570 NO E ADDED TO HTNG OWN DUCT WORK

575 00 02 00 00

580 DISHWASH

585 1 STRY

590 FINISHED ATTIC AREA

595 BASEMENT GARAGE AREA

596 CONDOMINIUM FLOOR LEVEL

551 UNFINISHED STORY

552 UNFINISHED X STORY

553 PART BRICK

554 PART STONE

560 1 SLAB AREA

565 HEATING AND COOLING

570 NO E ADDED TO HTNG OWN DUCT WORK

575 00 02 00 00

580 DISHWASH

585 1 STRY

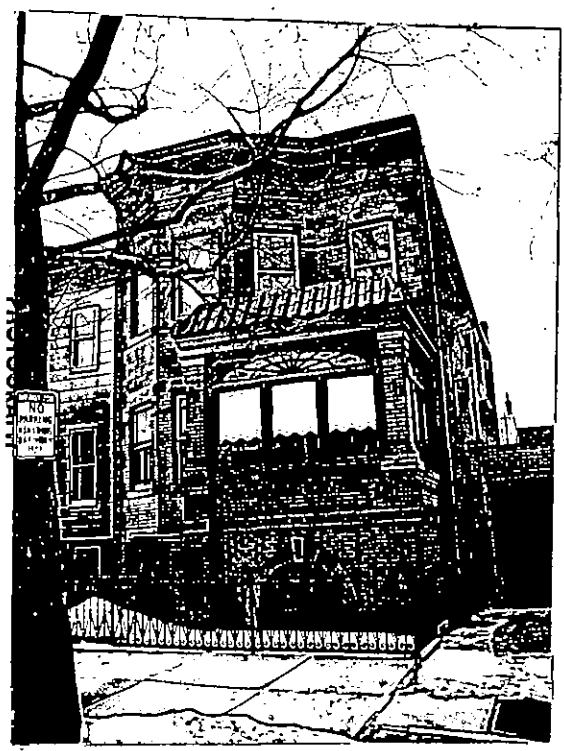
590 FINISHED ATTIC AREA

595 BASEMENT GARAGE AREA

596 CONDOMINIUM FLOOR LEVEL

# CITY OF JERSEY CITY—PROPERTY RECORD

BLOCK 890      LOT 67      PAGE 6-6      ADDRESS 89 Poplar Street



### RECORD OF OWNERSHIP      SALES DATA

DATE	CONSIDERATION
8/59	9,500
NICHOLAS A. GRAZIANO	

LAND VALUE COMPUTATIONS									
LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	EFF. FR. FT.	VALUE			
25 x 100	100-200				25.	2,500			
1975	400					5000			
TOTAL						10000			

PLOT DIAGRAM

NOTES	LAND	APPRAISED VALUE
<p>Owner's Appraisal</p> <p>1975</p> <p>400</p>	<p>29,500</p> <p>12,900</p> <p>17,900</p> <p>1969</p>	<p>2,500</p> <p>13,700</p> <p>15,400</p> <p>16,200</p> <p>17,900</p>

PRINCIPAL BUILDING DESCRIPTION										BUILDING VALUE CALCULATIONS																																																	
OBSERVED PHYSICAL CONDITION					PLUMBING					OTHER ITEMS					GROUND PLAN SKETCH					REPLACEMENT COST																																							
Good... Normal... Fair... Poor... Actual Age... Eff. Age...					7) None Water only					12) Canopy					ITEM NO.					AREA OR QUAN.					UNIT COST					TOTAL																													
1) FAMILY DWELLING										2) TERRACES: TYPE										13C										1264										75										4948									
2) FAMILY DWELLING										3) TERRACES: AREA										4K																														+605									
3) FAMILY DWELLING										4) TERRACES: BUILT-IN GARAGE										6H																														+240									
4) TO 12 FAMILY										5) TERRACES: BUILT IN PORCH										12A																														-410									
# Fam. # Stores										6) TERRACES: BSMT. GAR. #										7A																														+580									
Atchd. Det.										7) LIGHTING																																																	
Semi-Atchd.										8) HEATING																																																	
1) FOUNDATION										9) HEATING																																																	
Masonry wall Pier										10) BASEMENT																																																	
2) EXT. WALL CONSTR.										11) PART %																																																	
Stories 1 2 3 4 5										12) RECREATION %																																																	
Wd. Siding										13) APARTMENT %																																																	
Wd.-Comp. Shg										14) FLOOR: DIRT WOOD																																																	
Stucco on Fr.										15) FLOOR: CEMENT																																																	
Cont. Block										16) FLOOR: UNFIN. EXP.																																																	
Stucco on Masonry										17) FLOOR: UNFIN. FIN. %																																																	
Brick, Solid										18) MONTHLY RENT																																																	
Brick, Veneer										19) ROOMS																																																	
Stone, Solid										20) ROOMS																																																	
Stone, Veneer										21) ROOMS																																																	
3) ROOF										22) ROOMS																																																	
Flat										23) ROOMS																																																	
Hip										24) ROOMS																																																	
Gable										25) ROOMS																																																	
Gambrel										26) ROOMS																																																	
Mansard										27) ROOMS																																																	
Roofing: Prepared Roll										28) ROOMS																																																	
Built-up Asphalt on T&G										29) ROOMS																																																	
Wood or Comp. Shingle										30) ROOMS																																																	
Metal										31) ROOMS																																																	
Commercial Slate or Tile										32) ROOMS																																																	
BASEMENT										33) ROOMS																																																	
FIRST FLOOR										34) ROOMS																																																	
SECOND FLOOR										35) ROOMS																																																	
THIRD FLOOR										36) ROOMS																																																	
ATTIC										37) ROOMS																																																	
Bldg. Ident. No.										38) ROOMS																																																	
Dimensions										39) ROOMS																																																	
Width										40) ROOMS																																																	
Depth										41) ROOMS																																																	
Height										42) ROOMS																																																	
Foundation										43) ROOMS																																																	
Floor										44) ROOMS																																																	
Roof										45) ROOMS																																																	
Walls										46) ROOMS																																																	
Heat										47) ROOMS																																																	
Light										48) ROOMS																																																	
Plbg.										49) ROOMS																																																	
Age										50) ROOMS																																																	
Area										51) ROOMS																																																	
Unit Cost										52) ROOMS																																																	
Add and Deducts										53) ROOMS																																																	
Replacement Cost										54) ROOMS																																																	
Net Cond. %										55) ROOMS																																																	
Value										56) ROOMS																																																	
FLOOR OR PART										57) ROOMS																																																	
WIDTH										58) ROOMS																																																	
LENGTH										59) ROOMS																																																	
AREA										60) ROOMS																																																	
2 B										61) ROOMS																																																	
2 2										62) ROOMS																																																	
9										63) ROOMS																																																	
9										64) ROOMS																																																	
9										65) ROOMS																																																	
27										66) ROOMS																																																	
27										67) ROOMS																																																	
1264										68) ROOMS																																																	
DEPRECIATION										69) ROOMS																																																	
a. Effective Age Depr.										70) ROOMS																																																	
b. Observed Physical Cond.										71) ROOMS																																																	
c. Net Condition										72) ROOMS																																																	
OBsolescence										73) ROOMS																																																	
d. Overimprovement										74) ROOMS																																																	
e. Underimprovement										75) ROOMS																																																	
f. Functional										76) ROOMS																																																	
g. Economic										77) ROOMS																																																	
h. Net Condition										78) ROOMS																																																	
FINAL NET COND.										79) ROOMS																																																	
48										80) ROOMS																																																	
SUMMARY OF APPRAISED VALUE										81) ROOMS																																																	
Principal Building Value										82) ROOMS																																																	
Accessory Building Value										83) ROOMS																																																	
TOTAL BUILDING VALUE										84) ROOMS																																																	
15437										85) ROOMS																																																	
13722										86) ROOMS																																																	

Meas. By: \_\_\_\_\_ Date: \_\_\_\_\_ Insp. By: \_\_\_\_\_ Date: \_\_\_\_\_ Priced By: \_\_\_\_\_ Date: \_\_\_\_\_ Checked By: \_\_\_\_\_

BLOCK 890 LOT 67 ADDRESS 89 Poplar Street

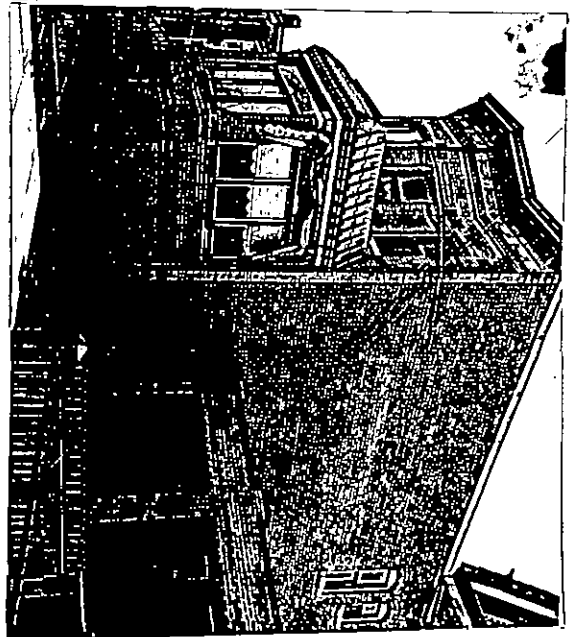
TYPE OF BUILDING 2 Story Brick Two Family

TYPE OF BUILDING	STORIES	LOFT BLDG.	DEPT. STORE	PORCHES	INT. TRIM	PLUMBING	EQUIP. & ACCESS.
SINGLE DWLG.	STORIES	LOFT BLDG.	DEPT. STORE	OPEN	ENAMELED	GAS	MECH. REFRIG.
DOUBLE DWLG.	OFFICE BLDG.	FACTORY	CLUB	CLOSED	VARNISHED	NO. TOILETS	GAS RANGES
DUPLEX DWLG.	HOTEL	WAREHOUSE	BANK	FRAME	METAL	BATH ROOMS	COM. COAL & GAS
TENEMENT	THEATRE	PUBLIC GARAGE	FILLING STA.	MASONRY	EXT. TRIM	TUBS ON LEGS	INCINERATOR
CONSTRUCTION				FRONT	Spanish Tile top of Porch	TUBS ON BASE	PASS. ELEVATOR
WOOD	CONC. BLOCK	STEEL & WOOD	REINF. CONC.	REAR	Lime Stone	BUILT-IN TUBS	FRT. ELEVATOR
BRICK	HOLLOW TILE	STEEL & BRICK	MILL	SIDE	HEATING	WALL LAV.	RESV. WT. TANK
ARRANGEMENT	FOUNDATION	WALLS	ROOF	FLOORS	STOVES	PED. LAV.	AUT. SPRINKLER
No. STORES	PIERS	SHINGLES, WD.	FLAT	WOOD BEAMS	STEAM	SHOWERS	MAIL CHUTES
No. APARTS.	CONC. CONC. BL.	SHINGLES, COMP.	PEAKED	MILL	HOT WATER	BUILT-IN SHR.	FIRE PLACES
ROOMS	CONC. BRICK	SIDING	ROOFING	STEEL BEAMS	VAPOR	GLASS DR. SHR.	AIR COND.
BASEMENT	STONE	STUCCO	COMPOSITION	REINF. CONC.	HOT AIR	FLUSHMETER	KITCHEN
FIRST FLOOR	PILING	FACE BRICK	SHINGLES, WD.	FLOORING	GAS	LOW DOWN TANK	SINK
SECOND FLOOR	BASEMENT CELLAR	COM. BRICK	SHINGLES, COMP.	SINGLE	OIL BURNER	PULL CHAIN	COMB. S. & T.
THIRD FLOOR	NONE	VEN. BRICK	SLATE	DOUBLE	STOKER	TILE FLOOR	DRAINBOARD S.
FOURTH FLOOR	PART	STONE	SLAG	HARDWOOD	CONCEALED RAD.	ELECT. FIXTURES	S. PORC'L'N W.T.
FIFTH FLOOR	FULL	CONC. CONC. BLOCK	TILE	CEMENT	No. FURNACES	TILE WALLS	S. S. S. W. T.
SIXTH FLOOR	FLOOR CONC	METAL	TIN	TILE	SEP. HT. WT. HTR.	FAIR	D. S. S. W. T.
SEVENTH FLOOR	NO FLOOR	TERRA COTTA	UNFINISHED	TERRAZZO	GAL. WT. T.	CHEAP	CABINETS
ATTIC				MARBLE			TILE WALLS

REMARKS

\*Ruud Inst. Gas Heater.  
Terrazzo Floor on Sun Perch.  
Vestibule--Tile Floor & Wall 4'0" High  
Rentals:- First Floor---\$50.00 Per Month  
Second. " --- Occupied by the owner.

YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT				ADJUSTED TOTAL
				INCREASE	REDUCTION	IMPROVEMENT	REASON	
1910	1800	6600	8400		1300	6000	1300	6000
1911	1800	6600	8400		1300	6000		6000
1942	1800	6600	8400		1300	6000		6000
1943	1800	6600	8400		1300	6000		6000
1944	1800	6600	8400		1300	6000		6000
1945	1800	6600	8400		1300	6000		6000
1946	1800	6600	8400		1300	6000		6000
1947	1800	6600	8400		1300	6000		6000
1948	1800	6600	8400		1300	6000		6000



INSPECTED BY  
Wm. Farmer 9/22/37

LAND APPRAISED BY

NAME DATE

IMPROVEMENT APPRAISED BY  
William Robertson Jr. SEP 23 1938

NAME DATE

1800

# REMARKS

Land Area: 25 x 100

Ground Area: ( 55 x 22.42  
 ( .5 x 3 x 16.5  
 ( .5 x 3 x 20.17  
 ( 11.5 x 9  
 ( -.5 x 3 x 4.5

Porch  
 Total

Cube: 31 x 1 288.11  
 Porch 11 x 96.75  
 Total

2 500.00 sq. ft.  
 1 233.10 sq. ft.  
 24.75  
 30.26  
 103.50  
 6.75  
 1 384.86 sq. ft.

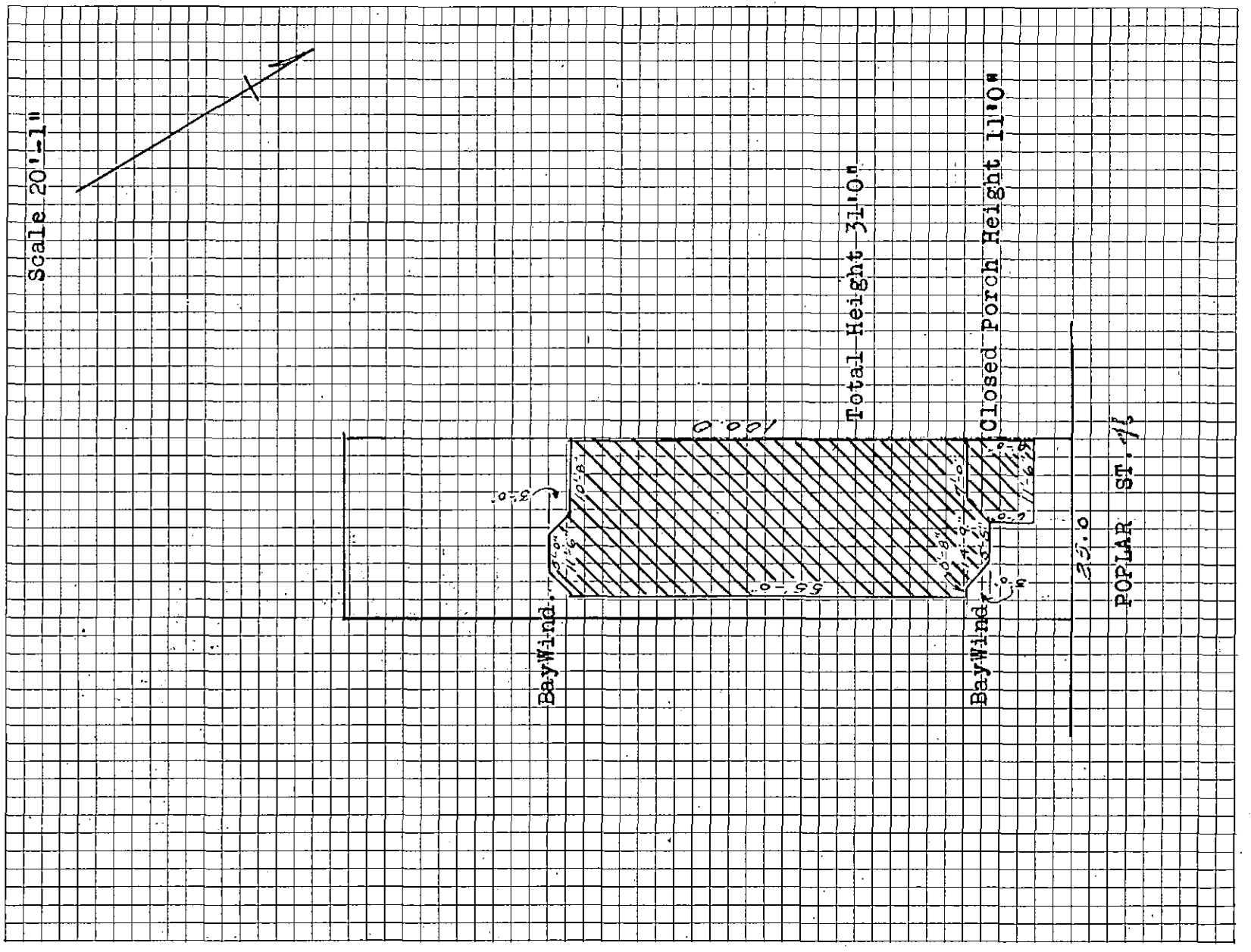
39 931.41 cu. ft.  
 1 064.25  
 40 995.66 cu. ft.

# COMPUTATIONS

32% Imp. Val. 40,996 x .32 x .70 \$9,183.10 ✓

30%

Base \$76.00 (100.0%) ✓  
 \$76.00 x 100.0% x 25.0' Depth 100.0'  
 \$1,900.00 Land Value



2

890

007735

94 OCT 13 AM 9:52

34495

67

RECEIVED

Kenneth C. Chiodo

HUDSON COUNTY

PREPARED BY:

CONSIDERATION: .00 EXEMPT CODE: E

COUNTY	STATE	H.P.H.R.F	TOTAL	A COPY OF THIS DEED
JMY	.00	.00	.00	HAS BEEN SENT TO RELEVANT AGENS.
DATE: 10/13/1994				

*Richard D. Kelly*  
 RICHARD D. KELLY  
 Attorney at Law of NJ

### Deed

This Deed is made on September 27, 1994,

BETWEEN

SUSAN E. KWIATKOWSKI, Administratrix of the Estate of Genevieve Kwiatkowski, Deceased,

whose address is 89 Poplar Street, Jersey City, NJ 07307,

referred to as the Grantor,

AND

SUSAN E. KWIATKOWSKI and ROBERT T. KWIATKOWSKI, (sister and brother),

whose post office address is 89 Poplar Street, Jersey City, NJ 07307,

referred to as the Grantee.

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

*Transfer of Ownership.* The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE (\$1.00) Dollar. The Grantor acknowledges receipt of this money.

*Tax Map Reference.* (N.J.S.A. 46:15-2.1) Municipality of Jersey City. Block No. 890 Lot No. 67 Account No. ( ) No property tax identification number is available on the date of this deed. (Check box if applicable.)

*Property.* The property consists of the land and all the buildings and structures on the land in the City of Jersey City, County of Hudson, and State of New Jersey. The legal description is:

All that certain undivided one-half interest in and to that certain lot, tract, or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Jersey City (formerly Township of North Bergen), in the County of Hudson and State of New Jersey and known and distinguished on a certain map entitled "Map of Chelsea", situated in Hudson City, Hudson County, and State of New Jersey, surveyed and laid out into lots by John Fouquet, Surveyor and Engineer of Jersey City, now on file in the Clerk's Office of Hudson County, by the number sixty-seven (67) in block number four (4), containing twenty-five (25) feet front and rear by one hundred (100) feet in depth.

Being more commonly known as and by street number 89 Poplar Street, Jersey City, New Jersey.

Said premises are further described as follows:

Beginning at a point on the southwesterly side of Poplar Street at a point therein distant 123.96 feet northwesterly from the northwesterly side of Hudson Boulevard and from thence running (1) south 37 degrees 39 minutes west 100 feet to a point; thence (2) north 52 degrees 30 minutes west 25 feet to a point; thence (3)

890

007736

94 OCT 10 AM 9:52

67

34495

RECEIVED

Kenneth C. Chaschun  
HUDSON COUNTY  
REGISTERED CLERK

A COPY OF THIS DEED  
HAS BEEN SENT TO THE COUNTY CLERK'S OFFICE

PREPARED BY:

CONSIDERATION: \$ .00 EXEMPT CODE: E

COUNTY	STATE	N.P.N.R.F	TOTAL
JRU	.00	.00	.00

DATE - 10/13/1994

*Richard D. Kelly*  
RICHARD D. KELLY  
Attorney at Law of NJ

### Deed

A COPY OF THIS DEED  
HAS BEEN SENT TO THE COUNTY CLERK'S OFFICE

This Deed is made on September 27, 1994,

BETWEEN

SUSAN E. KWIATKOWSKI and ROBERT T. KWIATKOWSKI,  
(sister and brother),

whose address is 89 Poplar Street, Jersey City, NJ 07307,

referred to as the Grantor,

AND

SUSAN E. KWIATKOWSKI,

whose post office address is 89 Poplar Street, Jersey City,  
NJ 07307,

referred to as the Grantee.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers  
ownership of) the property described below to the Grantee. This  
transfer is made for the sum of ONE (\$1.00) Dollar. The Grantor  
acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Jersey  
City. Block No. 890 Lot No. 67 Account No.  
( ) No property tax identification number is available on the date  
of this deed. (Check box if applicable.)

**Property.** The property consists of the land and all the  
buildings and structures on the land in the City of Jersey City,  
County of Hudson, and State of New Jersey. The legal description  
is:

All that certain undivided one-half interest in and to that  
~~certain lot, tract, or parcel of land and premises,~~ hereinafter  
particularly described, situate, lying and being in the City of  
Jersey City (formerly Township of North Bergen), in the County of  
Hudson and State of New Jersey and known and distinguished on a  
certain map entitled "Map of Chelsea", situated in Hudson City,  
Hudson County, and State of New Jersey, surveyed and laid out into  
lots by John Fouquet, Surveyor and Engineer of Jersey City, now on  
file in the Clerk's Office of Hudson County, by the number sixty-  
seven (67) in block number four (4), containing twenty-five (25)  
feet front and rear by one hundred (100) feet in depth.

Being more commonly known as and by street number 89 Poplar  
Street, Jersey City, New Jersey.

Said premises are further described as follows:

Beginning at a point on the southwesterly side of Poplar  
Street at a point therein distant 123.96 feet northwesterly from  
the northwesterly side of Hudson Boulevard and from thence running  
(1) south 37 degrees 39 minutes west 100 feet to a point; thence  
(2) north 52 degrees 30 minutes west 25 feet to a point; thence (3)  
north 37 degrees 39 minutes east 100 feet to a point in said



# This Deed,

AUG 24 12 30 PM 1959

Made this 17th day of August in the year one thousand nine hundred and Fifty-nine

Between NICHOLAS GRAZIANO and HELEN GRAZIANO, his wife, of the City of Jersey City, County of Hudson and State of New Jersey,

-AND- THOMAS KWIATKOWSKI and GENEVIEVE KWIATKOWSKI, his wife, residing at

*Block 890  
Lot 67  
89 Poplar St*

Witnesseth That in consideration of the sum of One (\$1.00) Dollar

and other good and valuable consideration,

the said Nicholas Graziano and Helen Graziano

do grant and convey unto the said Thomas Kwiatkowski and Genevieve Kwiatkowski,

and their heirs and assigns forever

REVENUE STAMPS  
\$ 1.00

ALL that certain undivided one-half interest in and to that certain lot, tract, or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Jersey City (formerly Township of North Bergen), in the County of Hudson and State of New Jersey and known and distinguished on a certain map entitled "Map of Chelsea", situated in Hudson City, Hudson County, and State of New Jersey, surveyed and laid out into lots by John Fouquet, Surveyor and Engineer of Jersey City, now on file in the Clerk's Office of Hudson County, by the number sixty-seven (67) in block number four (4), containing twenty-five (25) feet front and rear by one hundred (100) feet in depth.

Being more commonly known as and by street number 89 Poplar Street, Jersey City, New Jersey.

Said premises are further described as follows:

BEGINNING at a point on the southwesterly side of Poplar Street at a point therein distant 123.96 feet northwesterly from the northwesterly side of Hudson Boulevard and from thence running (1) south 37 degrees 39 minutes west 100 feet to a point; thence (2) north 52 degrees 30 minutes west 25 feet to a point; thence (3) north 37 degrees 39 minutes east 100 feet to a point in said southwesterly side of Poplar Street; thence (4) along the same south 52 degrees 30 minutes east 25 feet to the point and place of BEGINNING.

The above description is in accordance with a survey made by James Henderson, Surveyor, dated July 18, 1959.

Being the same premises conveyed to the grantors herein by deed from Elizabeth V. Thoren, widow, dated July 29th, 1959.

Subject to a mortgage in the sum of \$8500.00 held by Howard Savings Institution.

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# This Indenture,

Made the **28th** day of **July**, in the year of our Lord One Thousand Nine Hundred and **fifty-nine**.

Between **ELIZABETH V. THOREN, widow,**

*Block 890  
Lot 67  
89 Poplar St*

*John M. [Signature]*  
HUDSON COUNTY

JUL 29 12 45 PM 1959

RECEIVED

in the City of **Jersey City** County of **Hudson**  
and State of **New Jersey** party of the first part;

And **NICHOLAS GRAZIANO and HELEN GRAZIANO, his wife,**  
residing at **89 Poplar Street,**

in the City of **Jersey City** County of **Hudson**  
and State of **New Jersey** party of the second part;

REVENUE STAMP  
25.30

Witnesseth, That the said party of the first part, for and in consideration of the sum of **One (\$1.00) Dollar**, and other good and valuable consideration, lawful money of the United States of America, to **her** in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents do ~~as~~ give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to their heirs and assigns, forever, ~~ALL OTHERS BEING HEREBY EXCLUDED~~

All that certain lot, tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of **Jersey City** County of **Hudson** and State of **New Jersey**, and known and distinguished on a certain map entitled "Map of Chelsea", situated in Hudson City, Hudson County and State of New Jersey, surveyed and laid out into lots by John Fouquet, Surveyor and Engineer of Jersey City, now on file in the Clerk's Office of Hudson County, by the number sixty-seven (67) in Block number Four (4) containing twenty-five (25) feet front and rear by one hundred (100) feet in depth.

**BEING** commonly known as **89 Poplar Street, Jersey City, N.J.**  
**BEING** the same premises conveyed to the grantor herein by **Regina A. Lofstedt, single**, by deed dated **June 28, 1927**, and recorded in **Book 1654 of Deeds for Hudson County, page 146.**

Said premises are further described as follows:

**BEGINNING** at a point on the southwesterly side of Poplar Street at a point therein distant 123.96 feet northwesterly from the northwesterly side of Hudson Boulevard and from thence running

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- (1) south 37 degrees 39 minutes west 100 feet to a point; thence
- (2) north 52 degrees 30 minutes west 25 feet to a point; thence
- (3) north 37 degrees 39 minutes east 100 feet to a point in said south-westerly side of Poplar Street; thence
- (4) along the same south 52 degrees 30 minutes east 25 feet to the point and place of BEGINNING.

The above description is in accordance with a survey made by James Henderson, Surveyor, dated July 18, 1959.