

**ERIE COUNTY CLERKS OFFICE****County Clerk's Recording Page**

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Return To:

RICHARD POHLMAN
206 LAKE ST

HAMBURG NY 14075

Party 1:

ILARDO ANTHONY C EX

Party 2:

ONE BUFFALO STREET INC

Page Count: 3

Doc Type: DEED-\$165 EQUIL

Rec Date: 07/18/2007

Rec Time: 10:30:18 AM

Control #: 2007152417

User ID: lance

Trans Num: 378158

DEED SEQ: TT200626092

MTG SEQ:

UCC:

SCAR:

INDEX:

Recording Fees:

RECORDING	\$26.00
COE COUNTY	1.00
TRANSFER	\$840.00
NFTA TT	\$1,050.00
COE STATE GENERAL	\$14.25
COE STATE RM	\$4.75
RP5217 NON RES	\$156.00
RP5217 COUNTY FEE	\$9.00
	\$10.00
TP584	10.00

Consideration Amount: \$210,000.00

BASIC	\$0.00
SONYMA	\$0.00
ADDL	\$0.00
NFTA MT	\$0.00
TRANSFER	\$840.00
NFTA TT	\$1,050.00

Total: \$2,111.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

**WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT,
REQUIRED BY SECTIONS 319&316-a (5) OF THE REAL PROPERTY LAW
OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.**

Kathleen C. Hochul
County Clerk

This Indenture,

Made the 14 day of July, Two Thousand and Seven

Between

EDWIN R. ILARDO, MICHAEL ILARDO AND HSBC BANK (USA) N.A., One HSBC Center, 23rd Floor, Buffalo, NY 14203

as Executors of the Last Will and Testament of Anthony C. Ilardo, deceased, (Surrogate's File No. 2003-506), parties of the first part, and

ONE BUFFALO STREET, INC.,
with offices located at 206 Lake Street, Hamburg, NY 14075

party of the second part:

Witnesseth, That the parties of the first part, by virtue of the power and authority to them given in and by the said last Will and Testament, and on consideration of Two Hundred Ten Thousand and no/100 Dollars, (\$210,000.00) lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever,

All that tract or parcel of land, situate in the Village of Hamburg, Town of Hamburg, County of Erie and State of New York, being part of Lot No. 2, Township 9, Range 8 of the Holland Land Company's Survey, bounded and described as follows:-

BEGINNING at the point of intersection of the center line of Buffalo Street with the center line of East Main Street; running thence N 2 degrees E and along the center line of said Buffalo Street 189.75 feet to the south line of lands formerly conveyed to Lawrence J. Straub and Alfred L. Drechsler by deed recorded in the Erie County Clerk's Office in Liber 1423 of Deeds at Page 418; running thence easterly along the south line of lands so conveyed to Straub and Drechsler as aforesaid, a distance of 133.20 feet to a point on the west line of lands described in a certain Release recorded in Liber 1992 of Deeds at Page 599; running thence southerly along the west line of lands so described in said Release aforesaid and continuing southerly along the boundary line established by Agreement recorded in Liber 1953 of Deeds at Page 246, a total distance of 192.05 feet to the center line of East Main Street; and running thence westerly along the center line of said East Main Street a distance of 130.8 feet to the point or place of beginning.

SUBJECT to the Highway Boundary Resolution of the Village of Hamburg recorded in Liber 8230 of Deeds at page 201 and Excepting those lands lying within the bounds of Buffalo Street and/or East Main Street.

TOGETHER with the appurtenances, AND ALSO all the estate which the said Testator had at the time of his decease, in said premises, AND ALSO the estate therein, which the parties of the first part have power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

This conveyance is made subject to the trust fund provisions of Section 13 of the Lien Law.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs and assigns forever.

HMB-210-

2417

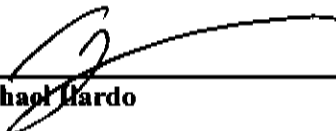
980-2

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF


Edwin R. Ilardo [L.S.]


Michael Ilardo [L.S.]

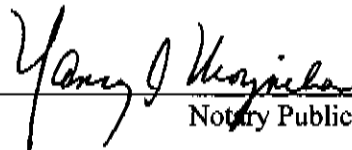
HSBC BANK (USA) N.A.

By:


Robert F. Gaylord, Vice President [L.S.]

STATE OF NEW YORK)
) SS.:
COUNTY OF ERIE)

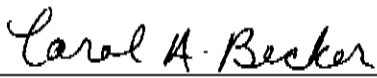
On the 12 day of July in the year 2007 before me, the undersigned, a notary public in and for said state, personally appeared EDWIN R. ILARDO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

NANCY J. MOYNIHAN
No. 01MO6058021
Notary Public, State of New York
Qualified in Cattaraugus County
My Commission Expires 04/30/2011

STATE OF NEW YORK)
) SS.:
COUNTY OF ERIE)

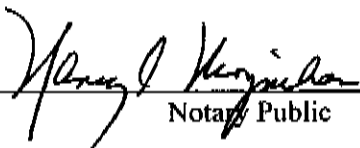
On the 18th day of JULY in the year 2007 before me, the undersigned, a notary public in and for said state, personally appeared ~~EDWIN R. ILARDO~~ MICHAEL ILARDO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

CAROL A. BECKER
Notary Public, State of New York
No. 4933222
Qualified in Erie County
Commission Expires August 22, 2010

STATE OF NEW YORK)
) SS.:
COUNTY OF ERIE)

On the 14 day of JULY in the year 2007 before me, the undersigned, a notary public in and for said state, personally appeared ~~EDWIN R. ILARDO~~ ROBERT F. GAYLORD, 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 executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

NANCY J. MOYNIHAN
No. 01MO6058021
Notary Public, State of New York
Qualified in Cattaraugus County
My Commission Expires 04/30/2011