



LEO & HAROLD HOWER

98.5

①

M. J. HEALY

98.8

②

JOHN G. LYNCH JR.

97.5

③

JACOB GOLDMAN

97.9

④

W. S. BIENIE

96

⑤

W. L. KINGSLEY

22

⑥

LOUISA CHASE and  
ESTER PRINCE

⑦

JOHN QUEERILL

44

⑧

R. SCARNEBLE

21

⑨

CHARS. KANE

66

⑩

MAR 196

BLUE LINE  
283' FROM S. WASHINGTON ST

900 SQ FT

CANAL



# MAP

FRIE CO

- CHICAGO

PARCELS SOLD PROPER

125

FRONT ST

LEY

2004

132

Y OF ROME

PARCEL NO.	NAME	FRONTAGE	APPROX SQ FT.	ENCROACHMENT
1	M.T. HEELY	98.5	1437.5	754
2	JOHN G. LYNCH JR	33.5	1782.5	76
3	JACOB GOLDMAN	47.5	1022.5	144
4	M.S. BIRNIE	24.5	2770.0	388
5	W.L. KINGSLY	66.0	(900.0)	240
6	I. CHASE & E. PRINCE	22.0	1800.0	650
7	JOHN QUERILLO	44.0	920.0	1254
8	R. SCHNEIBLE	44.0	1800.0	
9	G.H.S. KANE	22.0	2830.0	
10	MRS. G. MOLTBOGG	66.0	1485.0	1154
11	DOO. FEAT. W.M. FEES	33.0	1485.0	1028
12	DOO. FEES	33.0	2990.0	
13	G. HERRINGS	33.0	1637.0	
14	L. HOWER	71.4	951.7	960
15	BEECH LUMBER CO	54.35	1282.6	
16	BEET AND DORES	98.52	1125.0	1216
17	ZINGERLINE DEOS	125.0	400.0	
18	HOOKES and MIRENSEN	50.0	530.0	1040
19	M. EX	66.0	160.2	
20		132.0	1520.0	

## WARRANTY DEED

LUCY S. RUTHERFORD, ROME, NY

TO

JAMES KOZMA AND DORIS KOZMA,  
HIS WIFE, ROME, NY, AS TENANTS  
BY THE ENTIRETY

DATED: NOVEMBER 16, 1959  
ACK'D: NOVEMBER 16, 1959  
CONSIDERATION: \$1.00 & C  
TRANS. TAX: \$33.55  
REC'D: DECEMBER 9, 1959  
BK. DEEDS 1641 PG. 571

CONVEYS,

*all* THAT TRACT OR PARCEL OF LAND

situate in the City of Rome, County of Oneida and State of New York, briefly described as follows: Part of Lot No. 5, in Block No. 3, being 22 feet in front on West Dominick Street and running back in the same width to the lands appropriated by the State of New York for the Erie Canal, being 22 feet, more or less, of the east side of the lot dedeed to M. M. Burlison by deed recorded May 12, 1869, in Book 294 of Deeds at page 223, and formerly known as the William Dickerson Block, it being the intention of the first party hereto to convey from the center of the brick wall on the easterly side to the westerly side of the brick wall on the westerly side of said Block.

The premises above described are the same as were conveyed from Albert J. Frank to Willey L. Kingsley and Lucy S. Kingsley by warranty deed dated November 5, 1926 and recorded in the Oneida County Clerk's Office November 8, 1926 in Book of Deeds 868 at page 133.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Rome, County of Oneida, and State of New York, beginning at a point in the northerly Blue Line of lands appropriated for the Erie Canal 283 feet westerly of the westerly line of South Washington Street and at the intersection of the easterly boundary line of property of the party of the first part with said Blue Line; running thence westerly along said Blue Line to the westerly boundary line of property of the party of the first part; thence southerly along said boundary line extended to the northerly margin of Whitesboro Street; thence easterly



along said Whitesboro Street to the easterly boundary line of property of the party of the first part; thence northerly along said boundary line extended to the place of beginning, containing about 900 square feet and having a frontage on Whitesboro Street of approximately 22 feet.

The premises above described are the same as were conveyed from the City of Rome to Willey L. Kingsley by Quit-claim deed dated April 15, 1927 and recorded in the Oneida County Clerk's Office October 21, 1959.

Willey L. Kingsley died April 6, 1931. By his last Will and Testament, recorded in the Oneida County Clerk's Office October 7, 1939, in Book of Deeds 990 at page 412, he devised all his real property wherever situated unto his wife, Lucy S. Kingsley, who is now Lucy S. Rutherford, the grantor herein.

WARRANTY DEED

JAMES KOZMA AND DORIS KOZMA, HIS WIFE, ROME, NY, AS TENANTS BY THE ENTIRETY

TO

MIMI BERKOWITZ, UTICA, NY

CONVEYS,

THE SAME PREMISES AS DESCRIBED AT NO. 1 (D1641/571) ABOVE.

DATED: AUGUST 15, 1989  
ACK'D: AUGUST 15, 1989  
CONSIDERATION: \$1.00 & C  
TRANS. TAX: \$200.00  
REC'D: SEPTEMBER 12, 1989  
BK. DEEDS 2485 PG. 57

3.

NOTE: WE FIND AN INREM PROCEEDING CREATING A NOTICE OF PENDENCY AGAINST MIMI BERKOWITZ TAX MAP NO. 242.049-0001-033.000 IN THE AMOUNTS OF \$820.98 AND \$\_\_\_\_\_, PLUS INTEREST AND PENALTIES FOR DELINQUENT CITY AND/OR SCHOOL TAXES FOR THE 2009 TAX YEAR. RECORDED APRIL 13, 2010; AS INSTRUMENT NO. LP2010-000221.

4.

WARRANTY DEED

\_\_\_\_\_  
MIMI MATASAR F/K/A MIMI BERKOWITZ,  
DEWITT, NY

DATED: APRIL 22, 2011  
ACK'D: APRIL 22, 2011  
CONSIDERATION: \$1.00 &C  
TRANS. TAX: \$160.00  
REC'D: APRIL 26, 2011  
INSTRUMENT NO. 2011-005651

TO

\_\_\_\_\_  
JOHN TEBBETTS, ROME, NY

CONVEYS,

THE SAME PREMISES AS DESCRIBED AT NO. 2 (D2485/57) ABOVE.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS  
AND RIGHTS OF WAY OF RECORD, IF ANY.

5.

NOTE: WE FIND AN INREM PROCEEDING CREATING A NOTICE OF PENDENCY AGAINST JOHN TEBBETTS TAX MAP NO. 242.049-0001-033.000 IN THE AMOUNTS OF \$1,970.51 AND \$\_\_\_\_\_, PLUS INTEREST AND PENALTIES FOR DELINQUENT CITY AND/OR SCHOOL TAXES FOR THE 2012 TAX YEAR. RECORDED MAY 13, 2013; AS INSTRUMENT NO. LP2013-000244.

6.

ALBANY COUNTY - DEPT. TAX & FINANCE

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WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

CASE #J2013-005744  
AMOUNT: \$35,076.85  
DCK'D: MAY 20, 2013

VS.

JOHN TEBBETTS DBA TEBB'S  
HEADSHOPS/CITY CENTER CONSTRUCTION  
223 E DOMINICK ST.  
ROME, NY 13440-5913

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7.

ONEIDA COUNTY ROME CITY COURT

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CASE NO.: J2013-008370  
JUDGMENT

ONEIDA HEALTHCARE CENTER  
321 GENESEE ST.,  
ONEIDA, NY 13421

AMOUNT: \$1,447.36  
PERF'D: AUGUST 8, 2013  
DCK'D: AUGUST 16, 2013  
ATTY: ROBERT P. ROTHMAN,  
P.C.

VS.

JOHN TEBBETTS III  
7640 OAKVIEW TERRACE  
ROME, NY 13440

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120 E. WASHINGTON ST.,  
SUITE 107  
SYRACUSE, NY 13202-4093

8.

ALBANY COUNTY - DEPT. TAX & FINANCE

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WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

CASE #J2013-010107  
AMOUNT: \$434.77  
DCK'D: OCTOBER 4, 2013

VS.

JOHN TEBBETTS DBA TEBB'S HEADSHOPS/  
CITY CENTER CONSTRUCTION  
223 E. DOMINICK ST.  
ROME, NY 13440-5913

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9.

ONEIDA COUNTY ROME CITY COURT

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CASE NO.: J2013-011424  
JUDGMENT

HAUN WELDING SUPPLY, INC.  
6670 MARTIN STREET  
ROME, NY 13440

AMOUNT: \$1,132.87  
PERF'D: APRIL 12, 2013  
DCK'D: APRIL 14, 2013  
ATTY: GOULD, A. SHELDON  
P.O. BOX 11169  
SYRACUSE, NY 13218 -

VS.

JOHN TEBBETTS DBA COPPER CITY  
SEALCOATING  
7640 OAKVIEW TERRACE  
ROME, NY 13440

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10.

ALBANY COUNTY - DEPT. TAX & FINANCE

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WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

CASE #J2014-002903  
AMOUNT: \$3,047.96  
DCK'D: MARCH 24, 2014

VS.

JOHN TEBBETTS DBA TEBB'S HEADSHOPS/  
CITY CENTER CONSTRUCTION  
223 E. DOMINICK ST.  
ROME, NY 13440-5913

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11.

NOTE: WE FIND AN INREM PROCEEDING CREATING A NOTICE OF PENDENCY AGAINST JOHN TEBBETTS TAX MAP NO. 242.049-0001-033.000 IN THE AMOUNTS OF \$1,720.31 AND \$1,745.53, PLUS INTEREST AND PENALTIES FOR DELINQUENT CITY AND/OR SCHOOL TAXES FOR THE 2013 TAX YEAR. RECORDED MAY 23, 2014; AS INSTRUMENT NO. LP2014-000272



12.

ALBANY COUNTY - DEPT. TAX & FINANCE

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WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

VS.

JOHN TEBBETTS DBA TEBB'S HEADSHOPS/  
CITY CENTER CONSTRUCTION  
223 E. DOMINICK ST.  
ROME, NY 13440-5913

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CASE #J2014-005141  
AMOUNT: \$14,418.98  
DCK'D: MAY 29, 2014

13.

ALBANY COUNTY - DEPT. TAX & FINANCE

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WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

VS.

JOHN TEBBETTS  
AND/OR  
HEATHER L. DITTL  
212 ACADEMY ST.  
BOONVILLE, NY 13309 - 1330

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CASE #J2014-010993  
AMOUNT: \$246,732.27  
DCK'D: DECEMBER 10, 2014

14.

ALBANY COUNTY - DEPT. TAX & FINANCE

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WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

VS.

JOHN TEBBETTS  
212 ACADEMY ST.  
BOONVILLE, NY 13309-1330

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CASE #J2014-010994  
AMOUNT: \$25,011.23  
DCK'D: DECEMBER 10, 2014

15.

ALBANY COUNTY - DEPT. TAX & FINANCE

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WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

CASE #J2015-000378  
AMOUNT: \$50,698.39  
DCK'D: JANUARY 9, 2015

VS.

JOHN TEBBETTS  
212 ACADEMY ST.  
BOONVILLE, NY 13309-1330

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16.

ALBANY COUNTY - DEPT. TAX & FINANCE

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WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

CASE #J2015-000379  
AMOUNT: \$536,172.00  
DCK'D: JANUARY 9, 2015

VS.

JOHN TEBBETTS  
AND/OR  
HEATHER L. DITTL  
212 ACADEMY ST.  
BOONVILLE, NY 13309-1330

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17.

NOTE: WE FIND A COLLECTIVE STATEMENT OF REDEMPTION FOR THE 2013  
YEAR TAX LIENS AS ORIGINALLY FILED IN THE ONEIDA COUNTY CLERK'S  
OFFICE ON MAY 23, 2014. THE NOTICE OF PENDENCY AGAINST THESE  
PROPERTIES SHOULD BE CANCELLED AS OF APRIL 9, 2015

IN RE: WITH OTHER PREMISES:

233 W. DOMINICK ST.  
242.049-0001-033.000

REC'D: APRIL 9, 2015

INSTRUMENT NO. R2015-000403

18.

NOTE: WE FIND A COLLECTIVE STATEMENT OF REDEMPTION FOR THE 2012 YEAR TAX LIENS AS ORIGINALLY FILED IN THE ONEIDA COUNTY CLERK'S OFFICE ON MAY 13, 2013. THE NOTICE OF PENDENCY AGAINST THESE PROPERTIES SHOULD BE CANCELLED AS OF APRIL 9, 2015

IN RE: WITH OTHER PREMISES: 233 W. DOMINICK ST.  
242.049-0001-033.000

REC'D: APRIL 9, 2015

INSTRUMENT NO. R2015-000404

19.

ONONDAGA COUNTY COURT

CASE NO.: J2015-004208  
JUDGMENT

NEW YORK STATE DEPARTMENT OF  
TAXATION & FINANCE  
BANKRUPTCY & CRIMINAL RESTITUTION  
SECTION  
PO BOX 5300  
ALBANY, NY 12205

AMOUNT: \$616,066.80  
PERF'D: APRIL 27, 2015  
DCK'D: MAY 1, 2015  
ATTY: \_\_\_\_\_

VS.

TEBBETTS JOHN E. III  
7640 OAKVIEW TERR  
ROME, NY 13440

20.

ALBANY COUNTY - DEPT. TAX & FINANCE

WARRANT

NEW YORK STATE TAXATION & FINANCE,  
ALBANY, NY

CASE #J2015-004399  
AMOUNT: \$1,653,152.94  
DCK'D: MAY 7, 2015

VS.

JOHN TEBBETTS  
D/B/A  
TEBB'S  
223 E. DOMINICK ST.  
ROME, NY 13440-5913



21.

POWER OF ATTORNEY

\_\_\_\_\_  
JOHN TEBBETTS III, ROME, NY

TO

ADAM NELSON, \_\_\_\_\_

DATED: MARCH 24, 2016  
ACK'D: MARCH 24, 2016  
REC'D: APRIL 5, 2016  
INSTRUMENT NO. R2016-000417

APPOINTS,

THE SAID ADAM NELSON TO BE MY TRUE AND LAWFUL ATTORNEY WITH  
FULL POWER AND AUTHORITY TO ACT FOR ME, IN AMONG OTHER THINGS,  
REAL ESTATE TRANSACTIONS.

22.

NOTE: WE FIND AN INREM PROCEEDING CREATING A NOTICE OF PENDENCY  
AGAINST JOHN TEBBETTS TAX MAP NO. 242.049-0001-033.000  
IN THE AMOUNTS OF \$906.45 AND \$\_\_\_\_\_, PLUS INTEREST AND PENALTIES FOR  
DELINQUENT CITY AND/OR SCHOOL TAXES FOR THE 2016 TAX YEAR.  
RECORDED MAY 4, 2017; AS INSTRUMENT NO. LP2017-000165

23.

QUIT CLAIM DEED

\_\_\_\_\_  
JOHN TEBBETTS A/K/A JOHN TEBBETTS III,  
BY ADAM NELSON, POA, BOONVILLE, NY

TO

JOHN BEAR, LLC, ROME, NY

DATED: MARCH 29, 2017  
ACK'D: MARCH 29, 2017  
CONSIDERATION: \$1.00 &C  
TRANS. TAX: \$\_\_\_\_\_  
REC'D: APRIL 5, 2017  
INSTRUMENT NO. 2017-004905

CONVEYS,

THE SAME PREMISES AND THE FIRST DESCRIBED PARCEL AT NO.

1 (D1641/571) ABOVE.

SUBJECT TO ALL RESTRICTIONS, COVENANTS, EASEMENTS, CONDITIONS,  
AND RIGHTS OF WAY OR RECORD, IF ANY.

SUBJECT TO ALL OPEN LIENS OF RECORD.

24. NOTE: WE FIND AN INREM PROCEEDING CREATING A NOTICE OF PENDENCY AGAINST JOHN BEARS, LLC TAX MAP NO. 242.049-0001-033.000 IN THE AMOUNTS OF \$1,843.15 AND \$2,085.10, PLUS INTEREST AND PENALTIES FOR DELINQUENT CITY AND/OR SCHOOL TAXES FOR THE 2017 TAX YEAR. RECORDED APRIL 9, 2018; AS INSTRUMENT NO. LP2018-000128.

25. NOTE: WE FIND A COLLECTIVE STATEMENT OF REDEMPTION FOR THE 2016 YEAR TAX LIENS AS ORIGINALLY FILED IN THE ONEIDA COUNTY CLERK'S OFFICE ON MAY 4, 2017. THE NOTICE OF PENDENCY AGAINST THESE PROPERTIES SHOULD BE CANCELLED AS OF JULY 11, 2018

IN RE: WITH OTHER PREMISES: 233 W. DOMINICK ST.  
242.049-0001-033.000

REC'D: JULY 11, 2018

INSTRUMENT NO. R2018-000825

ALLIED AMERICAN ABSTRACT CORP.

26. NOTE: WE FIND A COLLECTIVE STATEMENT OF REDEMPTION FOR THE 2017 YEAR TAX LIENS AS ORIGINALLY FILED IN THE ONEIDA COUNTY CLERK'S OFFICE ON APRIL 9, 2018. THE NOTICE OF PENDENCY AGAINST THESE PROPERTIES SHOULD BE CANCELLED AS OF NOVEMBER 30, 2018

IN RE: WITH OTHER PREMISES: 233 W. DOMINICK ST.  
242.049-0001-033.000

REC'D: DECEMBER 5, 2018

INSTRUMENT NO. R2018-001571

27. NOTE: WE FIND AN INREM PROCEEDING CREATING A NOTICE OF PENDENCY AGAINST JOHN BEAR, LLC TAX MAP NO. 242.049-0001-033.000 IN THE AMOUNTS OF \$1,816.94 AND \$1,940.76, PLUS INTEREST AND PENALTIES FOR DELINQUENT CITY AND/OR SCHOOL TAXES FOR THE 2018 TAX YEAR. RECORDED FEBRUARY 15, 2019; AS INSTRUMENT NO. LP2019-000053.

28.

NOTE: WE FIND A COLLECTIVE STATEMENT OF REDEMPTION FOR THE 2017 YEAR TAX LIENS AS ORIGINALLY FILED IN THE ONEIDA COUNTY CLERK'S OFFICE ON MAY 4, 2017. THE NOTICE OF PENDENCY AGAINST THESE PROPERTIES SHOULD BE CANCELLED AS OF MARCH 31, 2019

IN RE: WITH OTHER PREMISES: 233 W. DOMINICK ST.  
242.049-0001-033.000

REC'D: APRIL 8, 2019

INSTRUMENT NO. R2019-000464

29.

NOTE: WE FIND A COLLECTIVE STATEMENT OF REDEMPTION FOR THE 2018 YEAR TAX LIENS AS ORIGINALLY FILED IN THE ONEIDA COUNTY CLERK'S OFFICE ON FEBRUARY 15, 2019. THE NOTICE OF PENDENCY AGAINST THESE PROPERTIES SHOULD BE CANCELLED AS OF SEPTEMBER 30, 2019

IN RE: WITH OTHER PREMISES: 233 W. DOMINICK ST.  
242.049-0001-033.000

REC'D: OCTOBER 4, 2019

INSTRUMENT NO. R2019-001330

30.

QUIT CLAIM DEED

JOHN BEAR, LLC, ROME, NY

TO

233 WEST DOMINICK LLC, ROME, NY

CONVEYS,

DATED: DECEMBER 31, 2019  
ACK'D: DECEMBER 31, 2019  
CONSIDERATION: \$1.00 & C  
TRANS. TAX: \$0.00  
REC'D: JANUARY 6, 2020  
INSTRUMENT NO. 2020-000211

THE SAME PREMISES AS DESCRIBED AT NO. 23 (2017-004905) ABOVE.

SUBJECT TO ALL RESTRICTIONS, COVENANTS, EASEMENTS, CONDITIONS,  
AND RIGHTS OF WAY OF RECORD, IF ANY.



THIS CONVEYANCE IS MADE IN THE REGULAR COURSE OF GRANTOR'S BUSINESS AND THIS CONVEYANCE DOES NOT CONSTITUTE ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF SAID LIMITED LIABILITY COMPANY.

31. NOTE: WE FIND AN INREM PROCEEDING CREATING A NOTICE OF PENDENCY AGAINST 233 WEST DOMINICK, LLC TAX MAP NO. 242.049-0001-033.000 IN THE AMOUNTS OF \$1,703.66 AND \$1,926.54, PLUS INTEREST AND PENALTIES FOR DELINQUENT CITY AND/OR SCHOOL TAXES FOR THE 2020 TAX YEAR. RECORDED FEBRUARY 12, 2021; AS INSTRUMENT NO. LP2021-000006

32. NOTE: WE FIND AN INREM PROCEEDING CREATING A NOTICE OF PENDENCY AGAINST 233 WEST DOMINICK, LLC TAX MAP NO. 242.049-0001-033.000 IN THE AMOUNTS OF \$1,757.41 AND \$1,960.48, PLUS INTEREST AND PENALTIES FOR DELINQUENT CITY AND/OR SCHOOL TAXES FOR THE 2021 TAX YEAR. RECORDED FEBRUARY 7, 2022; AS INSTRUMENT NO. LP2022-000005

33. SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF ONEIDA

IN THE MATTER OF THE FORECLOSURE OF TAX  
LIENS BY PROCEEDING IN REM PURSUANT TO  
ARTICLE 11 OF THE REAL PROPERTY TAX LAW  
BY THE CITY OF ROME, NEW YORK FOR THE  
TAX YEAR 2018

FINAL JUDGMENT  
OF FORECLOSURE

Index No: CA2019-000504

RJI No: *32-22-022UC*

A motion pursuant to Real Property Tax Law §1131 having been duly made herein by Petitioner, City of Rome, for an Order directing entry of default judgment in favor of Petitioner and against Respondents for the relief demanded in the Petition and Notice of Foreclosure, verified July 10, 2020; and for an Order directing the entry of final judgment against all respondents, awarding to Petitioner the possession of each parcel of real property as more fully described in the Petition which have not been redeemed, withdrawn, canceled or otherwise removed pursuant to law from said Petition; and directing the City Treasurer of the City of Rome to prepare, execute and cause to be recorded a Deed conveying to the City of Rome full and complete title to such parcels of real property, upon the grounds that all respondents have defaulted in the above-captioned proceeding by neither redeeming those parcels of real property subject to tax liens as provided in Article 11 of the Real Property Tax Law, nor answering the Petition and Notice of Foreclosure filed July 10, 2020, within the time provided by law, which time expired on December 18, 2020; and said motion having regularly come on to be heard;

NOW, after reading and filing the Affidavit of Regularity of Gerard Feeney, Esq., Corporation Counsel of the City of Rome, New York, sworn to the 20<sup>th</sup> day of February, 2022, and the exhibits attached thereto in support of said motion; The Petition and Notice of Foreclosure, verified July 10, 2020, the Affidavits of Publication of Notice of Tax Foreclosure, the Affidavits of Posting of Notice of Tax Foreclosure, the Affidavits of Mailing of Notice of Petition and all papers, hereinbefore had herein, and after due deliberation having been had thereon, it is hereby

**ORDERED, ADJUDGED AND DECREED**, that the application of Petitioner, City of Rome, New York, for default judgment be and the same is hereby granted in its entirety; and it is further

**ORDERED, ADJUDGED AND DECREED**, that Petitioner, City of Rome, be and the same hereby is awarded the possession of any and all parcels of real property not subject to a timely Answer in this proceeding, or redeemed, withdrawn, canceled or otherwise removed pursuant to law from said Notice and Petition of Foreclosure, which parcels are more fully described as follows:

WITH OTHER PREMISES,

233 WEST DOMINICK LLC      242.049-0001-033

233-35 W. DOMINICK ST.

DATED: MAY 25, 2022

FILED: JUNE 3, 2022

INSTRUMENT NO. J2022-006479

TAX DEED

DAVID C. NOLAN, CITY TREASURER OF THE  
CITY OF ROME, NY

TO

THE CITY OF ROME, NEW YORK

DATED: JUNE 21, 2022  
ACK'D: JUNE 21, 2022  
CONSIDERATION: \$1.00  
TRANS. TAX: \$0.00  
REC'D: JULY 5, 2022  
INSTRUMENT NO. 2022-010663

CONVEYS,

in fee simple absolute, full and complete title

ALL those certain plots, pieces of parcels of land, together with all the estate and rights acquired by the Grantor pursuant to the foregoing described proceedings, lying and being in the City of Rome, County of Oneida and State of New York, which are designated by their respective Tax Parcel Identification Numbers as follows:

WITH OTHER PREMISES,

233 WEST DOMINICK LLC

242.049-0001-033

233-35 W. DOMINICK ST.



**SCHEDULE "A"**  
**LIST OF OWNERS**

JAMES KOZMA )		
DORIS KOZMA )	NOV. 15, 1959	SEP. 13, 1989
MIMI BERKOWITZ )		
MIMI MATASAR )	AUG. 14, 1989	APR. 27, 2011
JOHN TEBBETTS )		
JOHN TEBBETTS, III )	APR. 21, 2011	APR. 6, 2017
ADAM NELSON, ATTY	MAR. 23, 2016	APR. 6, 2017
JOHN BEAR, LLC	MAR 28, 2017	JAN. 7, 2020
233 WEST DOMINICK LLC	DEC. 30, 2019	JULY 6, 2022
(THE) CITY OF ROME, )		
NEW YORK )	JUNE 20, 2022	FEB. 20, 2023

(WE DO NOT CERTIFY THE CITY OF ROME FOR JUDGMENTS)

County of Oneida: ss.:

**ALLIED AMERICAN ABSTRACT CORP.**, a corporation organized under the laws of the State of New York, hereby **CERTIFIES**: That upon examination of the records of instruments in the **ONEIDA** County Clerk's Office by means of the General Alphabetical Indices thereto, for Deeds of Conveyance, **Powers of Attorney and Revocations thereof, Mortgages, including Loan Commissioners' Mortgages** to December 31, 1911, **Insolvent and General Assignments, Notices of Foreclosures by Advertisement, Sheriff's Certificates of Sale** since January 1, 1857, **Orders Appointing Receiver** since January 1, 1862, **Homestead Exemptions, New York State Tax Warrants** for ten years past, **Federal Tax Lien Notices** during the ten years, thirty days last past, **Financing Statements** affixed to real estate during the five years last past, **Collector's Bonds** during the three years last past, **Criminal Surety Bonds** since January 1, 1936, and **Individual Surety Bonds** since September 1, 1942, **Lis Pendens** during the three years past, **Mechanic Liens** during the last year, and **Inactive Hazardous Waste Disposal Sites** since July 1, 1993, in said office by or against the several persons as owners and during their respective periods of ownership as set forth in the following abstract, the following were the only instruments found affecting or appearing to affect the title to the premises described at number **30** and numbered **1** to **34** both inclusive, and the above corporation further **CERTIFIES** that no judgment appears on the docket books to have been docketed during the last ten years against any of said below named persons who appear to have held any title to said premises during said period, which is a lien on said premises, except as correctly set forth in said Abstract of Title; and said corporation does further **CERTIFY**: That it has searched the said indices against the following named persons for the periods stated:

**FOR LIST OF OWNERS HEREIN CERTIFIED SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.**

And does hereby further certify that the following named individuals have been searched as to **Federal Judgments** (wherein the United States or its Instrumentalities are a plaintiff) during the twenty years last past:

MIMI BERKOWITZ )	
MIMI MATASAR )	TO APR. 27, 2011
JOHN TEBBETTS )	
JOHN TEBBETTS, III )	
ADAM NELSON, ATTY )	TO APR. 6, 2017
JOHN BEAR, LLC	TO JAN. 7, 2020
233 WEST DOMINICK LLC	TO JULY 6, 2022

IN WITNESS WHEREOF, ALLIED AMERICAN ABSTRACT CORP. has caused its seal to be affixed and this CERTIFICATE to be signed, by its Authorized Representative by Order of the Board of Directors, this **3<sup>RD</sup>** day of **MAY, 2023** at **8:30** o'clock A.M.

ALLIED AMERICAN ABSTRACT CORP.



By \_\_\_\_\_  
Authorized Representative

Abstract File No.: 80366

Abstracted by: J. KRUPSKI