

JOHN McFADDEN, ,

Petitioner (Landlord)

DORIS L. SASSOWER AND ELENA SASSOWER.,  
16 LAKE STREET, APARIMENT 2C  
WHITE PLAINS, NEW YORK 10603..

Against

Respondent (Tenant)

NOTICE OF PETITION  
and  
PETITION TO  
RECOVER REAL PROPERTY  
HOLDOVER

To The Respondent(s) above named and described in possession of the premises hereinafter described of claiming possession thereof:

TAKE NOTICE that a hearing on the following petition to recover possession of said premises will be held on the 14th day of December 19788 at 9:00 o'clock in the fore noon before the above named court at 279 Hamilton Avenue, White Plains, NY 10601.  
TAKE FURTHER NOTICE that in accordance with Sec. 743, RPAPL, demand is hereby made for compliance with said section and that answer be served upon the attorney for the landlord three days prior to return date.

TAKE FURTHER NOTICE that demand is made in the petition herein for judgment against you, the Respondent Tenant for possession of the premises, for rent due of \$ and for reasonable attorneys fees in the amount of \$160.00 per hour plus costs and disbursements.

TAKE FURTHER NOTICE that if you fail to interpose and establish any defense that you may have to the allegations of the petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action.

DATE: December 5, 1988

Attorney for Petitioner: Stephen J. Lehrman, 199 Main St. White Plains, N.Y. 10601

PETITION

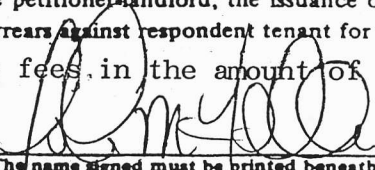
The petition of John McFadden

respectfully shows that:

1. Petitioner is the owner and landlord of the premises.
2. Respondent Doris L. Sassower and Elena Sassower is the tenant of said premises who entered in possession thereof under month to month rental agreement made on or about between respondent and the landlord, wherein respondent promised to pay to landlord as rent \$ each month in advance on the 1st day of each month.
3. Respondents are now in possession of said premises and said premises complies with the warranty of habitability., SEC. 235B
4. The term for which said premises were rented by the respondent tenant expired on 11-30-88 pursuant to the notice of termination, a copy of which is annexed hereto, and which was served on tenant on 10-17-88  
The facts on which this proceeding are based are set forth in the annexed notice.
7. The respondents continue in possession of the premises without permission of the landlord, or of the petitioner after the expiration of said term.
8. The property herein sought to be recovered is the residence of the tenant herein.
9. Petitioner requests reasonable attorney fees of \$160.00 per hour plus costs and disbursements.
11. The premises being known as 16 Lake Street, Apt. 2C, White Plains, NY 10603.

Petitioner requests: a final judgment awarding possession of the premises to the petitioner-landlord, the issuance of a warrant to remove the respondents from possession of the premises, a judgment for rent in arrears against respondent tenant for \$ with interest from 19 attorneys fees, in the amount of \$160.00 per hour plus costs and disbursements.

DATED: December 5, 1988

Petitioner:   
The name signed must be printed beneath  
JOHN McFADDEN

STATE OF NEW YORK, COUNTY OF WESTCHESTER

ss.:

JOHN McFADDEN being duly sworn deposes and says that deponent is the petitioner in the foregoing petition and has read said petition and that the contents of said petition by said petitioner subscribed are true to the knowledge of deponent.

Sworn to before me on December 5, 1988

Notary Public, State of New York  
Qualified in Westchester County  
Term Expires

ATTORNEY FOR PET: Stephen J. Lehrman, 199 Main St., White Plains, N.Y. 10601

NOTARY PUBLIC

EX A-2

If you are dependent upon a person in the military service of the United States or the State of New York, advise the court at the hearing, in order to protect your rights.

IMPORTANT TO TENANT

ELAINE GABRE ARBATANI  
Notary Public, State of New York  
Qualified in Westchester County  
Term Expires

10/31/88

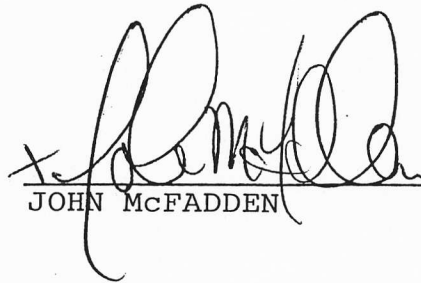
TO: Doris L. Sassower and Elena Sassower  
16 Lake Street, Apartment 2-C  
White Plains, New York 10603

PLEASE TAKE NOTICE that the undersigned landlord does hereby elect to in accordance with Section 232B of Real Property Law of the State of New York, and does terminate your tenancy as of November 30th, 1988 and the tenancy of all those claiming under you with respect to those certain premises described as follows:

16 Lake Street, Apartment 2-C  
White Plains, New York 10603

YOU ARE FURTHER NOTIFIED that you are required to remove from the said premises on or before November 30th, 1988.

UPON YOUR FAILURE TO VACATE said premises, the undersigned landlord will commence summary proceedings to remove you therefrom.

  
\_\_\_\_\_  
JOHN McFADDEN

Dated: White Plains, NY  
October 12, 1988

