

Suffolk County

Current datetime: 7/6/2026 2:24:58 PM

DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Document Type	Town	Book/Page	File Date	Consideration
95426	UNIT DEED		64081/154	10/30/2020	890000.00
Street		Street Name		Description	
95		GREEN ST UNIT 2		JAMAICA PLAIN	
Grantors		Grantees		Street	
				Property Description	
REY BENJAMIN		BEHBAHANI SIAVASH			
References					
Book/Page		Description		Recorded year	
64081/157		MORTGAGE		2020	
64081/172		DECLARATION OF HOMESTEAD		2020	
62657/198		UNIT DEED		2020	
References Certificate					

Suffolk County Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 95426
Document Type	: UD
Recorded Date	: October 30, 2020
Recorded Time	: 02:48:35 PM
Recorded Book and Page	: 64081 / 154
Number of Pages(including cover sheet)	: 3
Receipt Number	: 854989
Recording Fee (including excise)	: \$4,213.40

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 10/30/2020 02:48 PM
Ctrl# 204433 29732 Doc# 00095426
Fee: \$4,058.40 Cons: \$890,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

UNIT DEED

GRANTOR: Benjamin Rey, an unmarried man

GRANTEE: Siavash Behbahani, individually, now of 95 Green St Unit 2

Jamaica Plain MA 02130

RESIDENTIAL UNIT: 2

PERCENTAGE INTEREST: 53.00%

UNIT ADDRESS: 95 Green St., Unit 2, Jamaica Plain, MA 02130

CONSIDERATION: Eight Hundred Ninety Thousand and NO/100 Dollars (\$890,000.00)

GRANTOR, owner of the UNIT described above in the 95 Green Street Condominium, created by Master Deed dated January 19, 2016 and recorded with the Suffolk County Registry of Deeds at Book 55618, Page 1, as amended of record, in accordance with the provisions of Massachusetts General Laws, Chapter 183A grant the UNIT to GRANTEE with QUITCLAIM COVENANTS for the CONSIDERATION stated above.

The RESIDENTIAL UNIT is laid out as shown on a plan recorded with the Master Deed and to which is affixed a verified statement in the form provided for in Massachusetts General Law, Chapter 183A, Section 9.

The UNIT is conveyed together with the above listed PERCENTAGE INTERESTS (a) in the common areas and facilities of the Condominium as described in the Master Deed, and (b) in the Condominium By-Laws, recorded with said Registry of Deeds at Book 55618, Page 16, as amended of record.

The RESIDENTIAL UNIT is to be used only for residential purposes and for no other purpose, except as may be expressly permitted by the Trustees in accordance with the provisions of the Condominium Trust.

The GRANTEE acquires the Unit with the benefit of and subject to, the provisions of Massachusetts General Laws, Chapter 183 relating to condominiums, as that statute is written as of the date hereof, the Master Deed and Condominium Trust, referred to above and any bylaws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein, and subject to real estate taxes attributable to the UNIT which are not yet due and payable.

I, Benjamin Rey, do under oath depose and say that I have no spouses entitled to claim the benefit of the existing estate of homestead in and to the property located at 95 Green St., Unit 2, Jamaica Plain, MA 02130.

For grantor's title see deed of Benjamin Rey and Monica Rey, dated February 26, 2020 recorded with said Registry in Book 62657, Page 198.

Property Address: 95 Green St., Unit 2, Jamaica Plain, MA 02130

WITNESS my hand and seal this 26 day of October, 2020.


Benjamin Rey

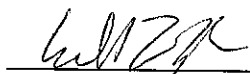
COMMONWEALTH OF MASSACHUSETTS

Suffolk County

On this 26th day of October, 2020, before me, the undersigned notary public, personally appeared Benjamin Rey, proved to me through satisfactory evidence of identification, which was driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



William F. Naylor IV
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
2/26/2027


Notary Public William F. Naylor IV
My Commission Expires 2/26/2027