



Property Information

Primary Owner : BLUESTEIN ENID (CO-TR)
Secondary Owner : BLUESTEIN TRUST
Site Address : 11268 DONA LOLA DR
 STUDIO CITY, CA 91604-4317
Mailing Address : 11268 DONA LOLA DR
 STUDIO CITY, CA 91604-4317
Assessor Parcel Number : 2380-018-014
CountyName : Los Angeles
Tax Account ID :
Phone : N/A
Census Tract : 1438.02
Housing Tract Number : 25056
Lot Number : 320
Page Grid : 562-J7
Legal Description : Lot: 320 ; Tract No: 25056 ; Abbreviated Description: LOT:320
 TR#:25056 TRACT # 25056 LOT 320

Property Characteristics

Bedrooms : 4	Year Built : 1965	Square Feet : 2534
Bathrooms : 3.0	Garage : N/A	Lot size : 18536 SF
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Single Family Residential
Zoning : LARE15		

Sale/Loan Information

Transfer Date : 02/23/2024	Document # : 24-0118229
Transfer Value : N/A	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :

*When a sale date is not available, we will replace with the last known transfer date.

Assessment/Tax Information

Assessed Value : \$178,089	Tax Amount : \$2,742.92
Land Value : \$64,300	Tax Status : Current
Improvement Value : \$113,789	Tax Rate Area : 0-013
Percent Improvement : 63 %	Homeowner Exemption : N



Prior Transfer

Recording Date:	02/23/2024	Document #:	24-0118229
Price:		Document Type:	ST
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	SILVERSTEIN, SIMONE; THE ENID BLUESTEIN LIVING TRUST,		
Buyer Vesting:	Living Trust		
Sell Name:	BLUESTEIN, ENID		
City/Muni/Twp:	BROOKLYN		
Legal:	LOT:320 CITY:LOS ANGELES TR#:2056 MAP REF:MB 666 PG 10-20		

Prior Transfer

Recording Date:	07/28/2006	Document #:	06-1679853
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BLUESTEIN, ENID; SILVERSTEIN, SIMONE		
Buyer Vesting:	Living Trust		
Sell Name:	BLUESTEIN, ENID; ENID BLUESTEIN LIVING TRUST,		
City/Muni/Twp:	STUDIO CITY		
Legal:	LOT:320 CITY:LOS ANGELES TR#:2056 MAP REF:MB666 PG10-20		

Prior Transfer

Recording Date:	08/07/2003	Document #:	03-2283690
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BLUESTEIN, ENID; ENID BLUESTEIN LIVING TRUST,		
Buyer Vesting:	Living Trust		
Sell Name:	BLUESTEIN, ENID N		
City/Muni/Twp:	STUDIO CITY		
Legal:	LOT:320 CITY:LOS ANGELES TR#:25056 MAP REF:MB666 PG10-20		

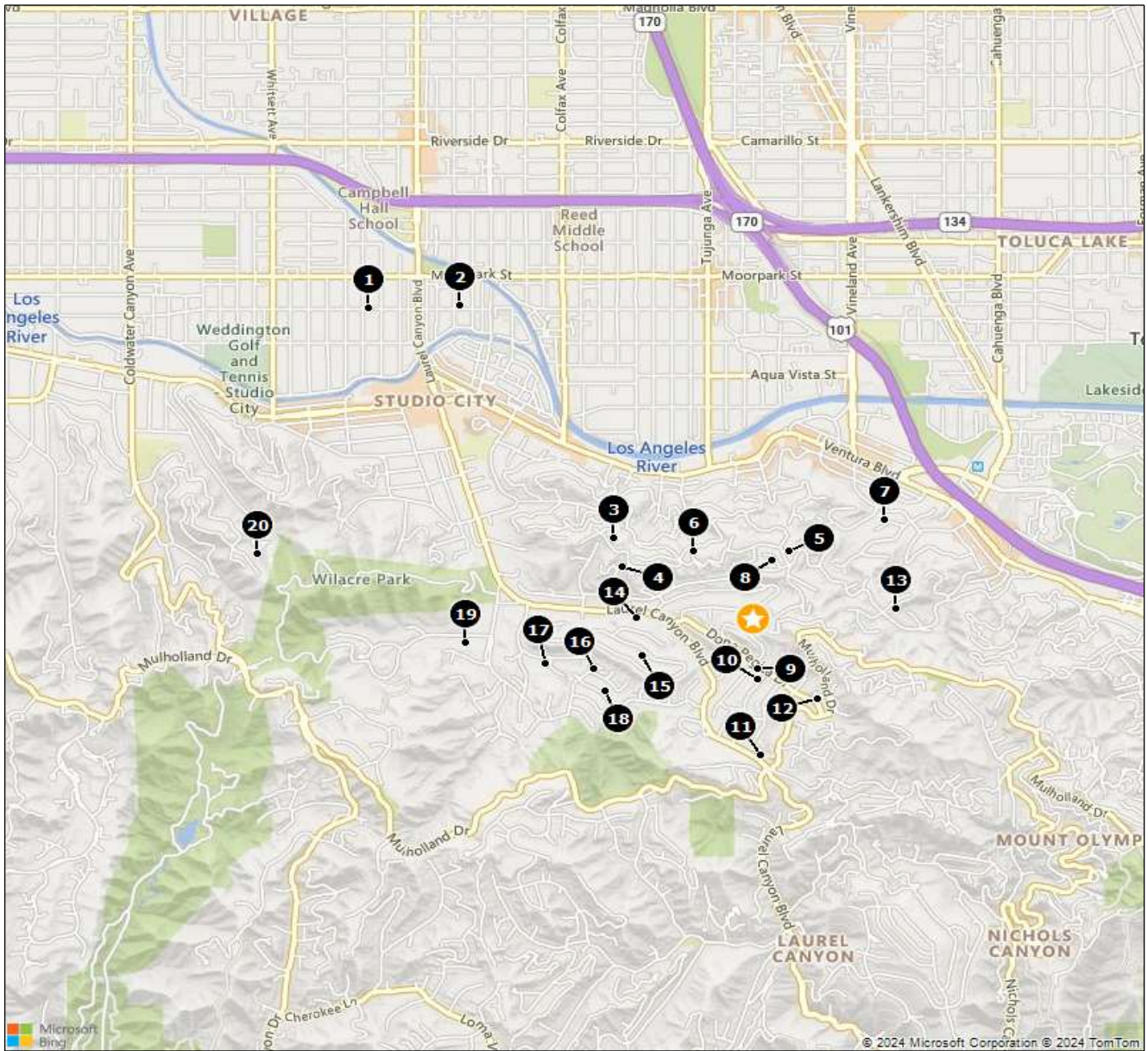
Prior Transfer

Recording Date:	04/23/2003	Document #:	03-1156910
Price:		Document Type:	Quit Claim Deed
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BLUESTEIN, EWID N		
Buyer Vesting:	Married Woman as her sole and separate property		
Sell Name:	LEVINSON, BETTY; PASKOW, BETTY		
City/Muni/Twp:	STUDIO CITY		
Legal:	LOT:320 CITY:LOS ANGELES TR#:25056 MAP REF:MB666 PG10-20		

Prior Transfer

Recording Date:	05/19/1967	Document #:	
Price:		Document Type:	N/A
First TD:		Type of Sale:	Price Per Public Records
Lender Name:	N/A		
Buyer Name:	N/A		
Buyer Vesting:	Trust		
Sell Name:	N/A		
City/Muni/Twp:	N/A		
Legal:	LOT:320 TR#:25056 TRACT # 25056 LOT 320		

**11268 DONA LOLA DR
STUDIO CITY, CA 91604-4317**



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 4302 Saint Clair Ave	03/22/2024	\$2,835,000	2908	5/4	1938	6998
2. 4308 Ben Ave	05/24/2024	\$2,350,000	2479	4/4	1936	6750
3. 11555 Amanda Dr	04/16/2024	\$2,975,000	3001	4/4	1956	34168
4. 3378 Canton Ln	05/30/2024	\$3,140,000	2433	3/3	1956	9355
5. 3422 Laurie Pl	01/04/2024	\$2,980,000	2888	3/3	1970	11358
6. 3606 Berry Dr	03/01/2024	\$3,500,000	2111	4/3	1951	5128
7. 10871 Willowcrest Pl	02/26/2024	\$1,970,000	2579	3/4	1956	11260
8. 3433 Wrightview Dr	05/14/2024	\$2,395,000	2657	3/3	1956	9918
9. 3192 Dona Marta Dr	05/15/2024	\$2,175,000	2409	3/3	1965	10274
10. 3161 Dona Emilia Dr	02/09/2024	\$2,150,000	2231	3/3	1964	9102

Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
11. 2925 Dona Susana Dr	02/09/2024	\$1,800,000	2404	3/2	1963	11163
12. 3100 Dona Clara Pl	03/15/2024	\$2,425,000	2818	3/3	1964	9145
13. 10842 Alta View Dr	06/21/2024	\$1,875,000	2519	3/3	1971	11974
14. 3219 Laurel Canyon Blvd	04/29/2024	\$1,600,000	2781	4/3	1969	16293
15. 11438 Dona Teresa Dr	04/05/2024	\$1,995,000	2134	3/3	1961	12925
16. 11561 Dona Cecilia Dr	05/10/2024	\$1,855,000	2322	4/3	1964	11047
17. 3243 Oakdell Rd	02/27/2024	\$2,825,000	2635	4/4	1952	28440
18. 11531 Duque Dr	06/20/2024	\$2,625,000	2386	4/3	1961	8944
19. 11940 Iredell St	05/08/2024	\$3,400,000	2927	3/3	1949	18001
20. 3618 Goodland Dr	04/30/2024	\$2,385,000	2882	4/3	1959	1.74



Criteria Selected:

Searched by Zip Number: 91604.
 Minimum Area: 2,027 SqFt. Maximum Area: 3,040 SqFt.
 Maximum Bathrooms: 4 Minimum Bathrooms: 2
 Maximum Bedrooms: 5 Minimum Bedrooms: 3
 Pool: All
 Land Use: Same as Subject
 Date Range: 10/06/2023 to 07/02/2024

Area Sales Analysis

	Low	Median	High
Bedrooms:	3	3	5
Baths:	2	3	4
Lot Size:	0	10,660	34,168
Living Area (SqFt):	2,111	2,549	3,001
Sale Price:	\$1,600,000	\$2,390,000	\$3,500,000
Year Built:	1936	1960	1971
Age:	53	64	88

Subject Property

Sale Date: 02/23/2024 **Year Built:** 1965 **Price:** N/A **Pool:** N
Lot Size: 18,536 SF **Square Feet:** 2,534 **\$/SF:** N/A **BR/Bth:** 4/3.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si	Pool
1	4302 SAINT CLAIR AVE STUDIO CITY, CA 91604	03/22/2024	\$2,835,000	\$2,268,000	\$974	2,908	5/4	1938	6,998 SF	P
Owner: MICHAEL KENNY, LAUREN KENNY		Seller: JONATHAN GOODMAN, JENNIFER D								
APN: 2367-003-024		Document #: 24-0189191								
Legal: Lot:148 Tract No:7578 Map Ref:MB 83 PG 19-21City/Muni/Twp:LOS ANGELES										
Land Use: Single Family Residential		Located approximately 1.77 miles from subject property.								
2	4308 BEN AVE STUDIO CITY, CA 91604	05/24/2024	\$2,350,000	\$700,000	\$947	2,479	4/4	1936	6,750 SF	N/A
Owner: CHRISTOPHER ROGERS, MONICA		Seller: ROBERT GARBUS, PATRICIA CARR								
APN: 2368-009-031		Document #: 24-0341311								
Legal: Lot:53 Tract No:10132 Map Ref:MB 144 PG 68&69City/Muni/Twp:LOS ANGELES										
Land Use: Single Family Residential		Located approximately 1.55 miles from subject property.								
3	11555 AMANDA DR STUDIO CITY, CA 91604	04/16/2024	\$2,975,000	\$1,000,000	\$991	3,001	4/4	1956	34,168 SF	P
Owner: ALAN D KRUSI, JANET J KRUSI		Seller: MELISSA KAYE, THE SINCLAIR TRUST								
APN: 2377-008-003		Document #: 24-0247852								
Legal: Subdivision:THE PROPERTY OF THE LANKERSHIM RANCH LAND AND WATE Map Ref:MB 66 PG										
Land Use: Single Family Residential		Located approximately 0.57 miles from subject property.								
4	3378 CANTON LN STUDIO CITY, CA 91604	05/30/2024	\$3,140,000	\$2,500,000	\$1,290	2,433	3/3	1956	9,355 SF	N/A
Owner: KEEGAN C BACH, FYED UP TRUST		Seller: 3378 CANTON LLC								
APN: 2377-010-028		Document #: 24-0353075								
Legal: Lot:12 Tract No:20685 Map Ref:MB 553 PG 36&37City/Muni/Twp:LOS ANGELES										
Land Use: Single Family Residential		Located approximately 0.50 miles from subject property.								

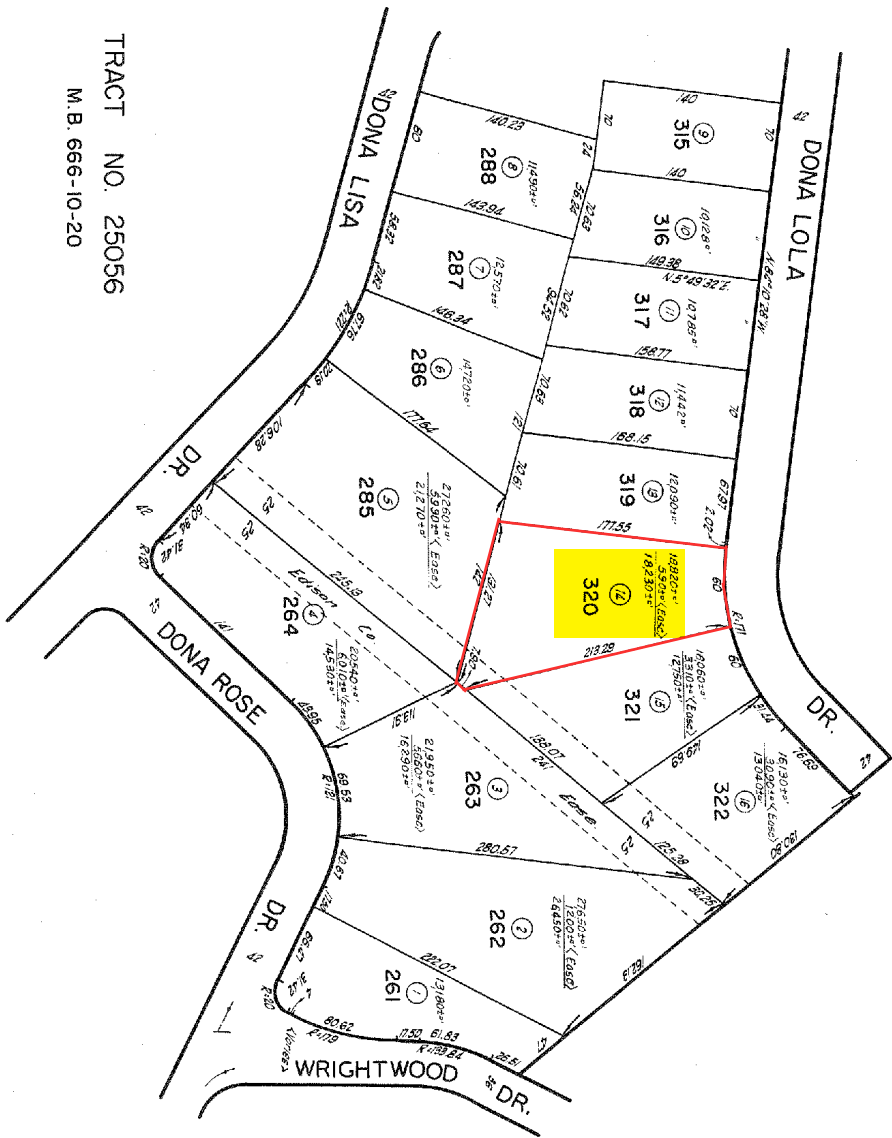
Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
5	3422 LAURIE PL STUDIO CITY, CA 91604	01/04/2024	\$2,980,000	\$2,384,000	\$1,031	2,888	3/3	1970	11,358 SF	P
	Owner: DAVID M PARKER, KETURAH V HAMILTON									
	APN: 2378-016-018									
	Legal: Subdivision:LANKERSHIM RANCLAND AND WATER CO Tract No:18686 Map Ref:MB 66 PG									
	Land Use: Single Family Residential									Located approximately 0.28 miles from subject property.
6	3606 BERRY DR STUDIO CITY, CA 91604	03/01/2024	\$3,500,000	\$0	\$1,657	2,111	4/3	1951	5,128 SF	N/A
	Owner: JOSEPH G HERBERT, J3 LIVING TRUST									
	APN: 2378-028-005									
	Legal: Subdivision:LANKERSHIM RANCH AND WATER COMPANY Map Ref:MB 66 PG 83-85Abbreviated									
	Land Use: Single Family Residential									Located approximately 0.33 miles from subject property.
7	10871 WILLOWCREST PL STUDIO CITY, CA 91604	02/26/2024	\$1,970,000	\$1,275,000	\$763	2,579	3/4	1956	11,260 SF	P
	Owner: PETER SIVAS, ANITA ALLAHVERDIAN									
	APN: 2380-007-019									
	Legal: Lot:66 Tract No:15143 Map Ref:MB 421 PG 45-49City/Muni/Twp:LOS ANGELES									
	Land Use: Single Family Residential									Located approximately 0.59 miles from subject property.
8	3433 WRIGHTVIEW DR STUDIO CITY, CA 91604	05/14/2024	\$2,395,000	\$0	\$901	2,657	3/3	1956	9,918 SF	P
	Owner: JORDYN HOLLIS PROPERTIES LLC									
	APN: 2380-013-010									
	Legal: Lot:10 Tract No:20068 Map Ref:MB 531 PG 42&43City/Muni/Twp:LOS ANGELES									
	Land Use: Single Family Residential									Located approximately 0.23 miles from subject property.
9	3192 DONA MARTA DR STUDIO CITY, CA 91604	05/15/2024	\$2,175,000	\$1,740,000	\$902	2,409	3/3	1965	10,274 SF	P
	Owner: ELIZABETH M HOY, TIJL DEUTEKOM									
	APN: 2380-026-014									
	Legal: Lot:76 Tract No:25056 Map Ref:MB 666 PG 10-20City/Muni/Twp:LOS ANGELES									
	Land Use: Single Family Residential									Located approximately 0.19 miles from subject property.
10	3161 DONA EMILIA DR STUDIO CITY, CA 91604	02/09/2024	\$2,150,000	\$1,397,500	\$963	2,231	3/3	1964	9,102 SF	N/A
	Owner: MAX GORE, ANTONIA WILMOT SMITH									
	APN: 2380-026-017									
	Legal: Lot:79 Tract No:25056 Map Ref:MB 666 PG 10-20City/Muni/Twp:LOS ANGELES									
	Land Use: Single Family Residential									Located approximately 0.23 miles from subject property.
11	2925 DONA SUSANA DR STUDIO CITY, CA 91604	02/09/2024	\$1,800,000	\$766,550	\$748	2,404	3/2	1963	11,163 SF	P
	Owner: EDUARD BRAUN, IRINA BRAUN									
	APN: 2380-029-004									
	Legal: Lot:154 Tract No:25056 Map Ref:MB 666 PG 10-20City/Muni/Twp:LOS ANGELES									
	Land Use: Single Family Residential									Located approximately 0.51 miles from subject property.
12	3100 DONA CLARA PL STUDIO CITY, CA 91604	03/15/2024	\$2,425,000	\$40,000	\$860	2,818	3/3	1964	9,145 SF	N/A
	Owner: KORUON DALDALYAN, TATEVIK									
	APN: 2380-032-005									
	Legal: Lot:203 Tract No:25056 Map Ref:MB 666 PG 10-20City/Muni/Twp:LOS ANGELES									
	Land Use: Single Family Residential									Located approximately 0.37 miles from subject property.

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
13	10842 ALTA VIEW DR STUDIO CITY, CA 91604	06/21/2024	\$1,875,000	\$1,668,000	\$744	2,519	3/3	1971	11,974 SF	N/A
	Owner: BELLAB REAL ESTATE LLC APN: 2380-044-008 Legal: Lot:21 Tract No:26342 Map Ref:MB 683 PG 75-79 Land Use: Single Family Residential									
	Seller: PHILIP V MANN, THE GOLD FAMILY TRUST Document #: 24-0405269 City/Muni/Twp:LOS ANGELES Located approximately 0.49 miles from subject property.									
14	3219 LAUREL CANYON BLVD STUDIO CITY, CA 91604	04/29/2024	\$1,600,000	\$0	\$575	2,781	4/3	1969	16,293 SF	P
	Owner: METRO MODEM REAL ESTATE APN: 2381-005-016 Legal: Lot:4 Tract No:24988 Map Ref:MB 769 PG 95&96 Land Use: Single Family Residential									
	Seller: BRIAN SCHROEDER Document #: 24-0278258 City/Muni/Twp:LOS ANGELES Located approximately 0.40 miles from subject property.									
15	11438 DONA TERESA DR STUDIO CITY, CA 91604	04/05/2024	\$1,995,000	\$0	\$934	2,134	3/3	1961	12,925 SF	P
	Owner: ADERATIMI OGUNNAIKE APN: 2381-010-001 Legal: Lot:77 Tract No:24752 Map Ref:MB 642 PG 9-13 Land Use: Single Family Residential									
	Seller: MARLA FISCHER, MARCI FISCHER BERMAN Document #: 24-0223108 City/Muni/Twp:LOS ANGELES Located approximately 0.41 miles from subject property.									
16	11561 DONA CECILIA DR STUDIO CITY, CA 91604	05/10/2024	\$1,855,000	\$942,000	\$798	2,322	4/3	1964	11,047 SF	N/A
	Owner: ERICA ADELSON SHIFFMAN APN: 2381-013-005 Legal: Lot:167 Tract No:24676 Map Ref:MB 637 PG 5-10 Land Use: Single Family Residential									
	Seller: BENJAMIN A LIEBERMAN, LAWRENCE M Document #: 24-0310095 City/Muni/Twp:LOS ANGELES Located approximately 0.58 miles from subject property.									
17	3243 OAKDELL RD STUDIO CITY, CA 91604	02/27/2024	\$2,825,000	\$2,260,000	\$1,072	2,635	4/4	1952	28,440 SF	P
	Owner: MICHAEL T YEE, KATHRYN R YEE APN: 2381-019-004 Legal: Lot:10 Tract No:13378 Map Ref:MB 270 PG 1&2 Land Use: Single Family Residential									
	Seller: ERNA LEE TOBACK, NORMAN TOBACK Document #: 24-0125316 City/Muni/Twp:LOS ANGELES Located approximately 0.74 miles from subject property.									
18	11531 DUQUE DR STUDIO CITY, CA 91604	06/20/2024	\$2,625,000	\$0	\$1,100	2,386	4/3	1961	8,944 SF	P
	Owner: JACK DAVIS APN: 2381-022-006 Legal: Lot:136 Tract No:24676 Map Ref:MB 637 PG 5-10 Land Use: Single Family Residential									
	Seller: SOLANO LLC Document #: 24-0400877 City/Muni/Twp:LOS ANGELES Located approximately 0.58 miles from subject property.									
19	11940 IREDELL ST STUDIO CITY, CA 91604	05/08/2024	\$3,400,000	\$0	\$1,161	2,927	3/3	1949	18,001 SF	P
	Owner: 11940 IREDELL LLC APN: 2382-011-015 Legal: Lot:33 Tract No:10604 Map Ref:MB 238 PG 10-18 Land Use: Single Family Residential									
	Seller: SUSAN LAURI ANKER, DAVID AARON GRANT Document #: 24-0302690 City/Muni/Twp:LOS ANGELES Located approximately 1.00 miles from subject property.									
20	3618 GOODLAND DR STUDIO CITY, CA 91604	04/30/2024	\$2,385,000	\$1,400,000	\$827	2,882	4/3	1959	1.74 SF	P
	Owner: IDO ZMISHLANY, ALLISON ZMISHLANY APN: 2384-013-025 Legal: Lot:7 Tract No:14316 Map Ref:MB 413 PG 49&50 Land Use: Single Family Residential									
	Seller: 3618 GOODLAND DRIVE LLC Document #: 24-0281520 City/Muni/Twp:LOS ANGELES Located approximately 1.73 miles from subject property.									

CODE
 13



TRACT NO. 25056
 M.B. 666-10-20

FOR PREV. ASSM'T. SEE: 912-244 & 245

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

DATE MAP
 4-1-84

Tax Search



Los Angeles, California
Searched: 2380-018-014
 Non-Order Search

Tax Year: 2023-2024
 Tax Cover: 06/21/2024
 Searched By: CESAR GARCIA
 Searched On: 7/2/2024 1:46 PM

Company: PROVIDENT TITLE | GLENDALE-SHERMAN OAKS | 27 | 00073-00021

APN:	2380-018-014
Described As:	TRACT # 25056 LOT 320
Address:	11268 DONA LOLA DR
City:	LOS ANGELES CITY
Billing Address:	11268 DONA LOLA DR STUDIO CITY CA 91604
Assessed Owner(s):	BLUESTEIN,ENID CO TR BLUESTEIN TRUST
Search As:	Lot 320 Map 666/10 (Tr 25056)

Tax Rate Area:	00013	Value	Conveyance Date:
Use Code:	0100	Land:	64,300.00
SINGLE RESIDENTIAL		Improvements:	113,789.00
Region Code:	VAN NUYS	Personal Property:	
Flood Zone:		Fixtures:	
Zoning Code:	LARE15	Inventory:	
Taxability Code:		Exemptions	
Tax Rate:	1.540196	Homeowner:	
Auditor Tax Rate:	1.199395	Inventory:	
Bill #:		Religious:	
Issue Date:	10/15/2023	Personal Property:	
		All Other:	
		Net Taxable Value:	178,089.00
			Square Footage
			Land:
			Improvements:
			2534
			Tax Defaulted:
			Total Tax:
			2,742.92

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	1,371.47	0.00	12/10/2023	PAID	10/27/2023	0.00
2nd	1,371.45	0.00	4/10/2024	PAID	10/27/2023	0.00
Total Balance:						0.00

Special Liens

Account	Special Lien Description	Amount
00170	LOS ANGELES COUNTY TRAUMA/EMERG SRVS	126.70
00177	SAFE CLEAN WATER	64.67
03071	LOS ANGELES COUNTY FLOOD CONTROL	62.52
03694	REGIONAL PARK AND OPEN SPACE DISTRICT PROPOSED MEASURE A	45.86
06181	GREATER L.A. COUNTY VECTOR CONTRL DISTRICT	19.27
06851	MRCA·BRUSH FIRE CLEAR'G DIST #1	40.00
06853	MOUNTAINS REC & CONSERVATION AUTH	103.00
18850	LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1	26.08
18851	LOS ANGELES CITY LIGHT MAINTENANCE	68.99
18869	LOS ANGELES STORMWATER POLLUTION ABATEMENT	49.84

**1915 ACT BOND IS COLLECTED WITH TAXES
 INTERIM PROCESSING ON**

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

*****END OF REPORT*****

RECORDING REQUESTED BY

900

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF. FOR TITLE INSURANCE & TRUST CO.

MAY 19 1967 AT 8 A.M.

RAY E. LEE, County Recorder

Name Mrs. Enid Bluestein and Mrs. Betty Levinson, 11268 Dona Lola Drive, Studio City, California.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name SAME AS ABOVE

FEE \$2.80 25

AFFIX I.R.S. \$ 58.85

IN THIS SPACE METER

Corporation Grant Deed

TO 406 C

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WILLIAM J. BLUESTEIN, husband of Enid Bluestein, one of the grantees herein, and CHALON INVESTMENT CORP., a corporation organized under the laws of the state of California, hereby GRANTS to

ENID BLUESTEIN, a married woman as her separate property, and BETTY LEVINSON, an unmarried woman, AS JOINT TENANTS, the following described real property in the City of Los Angeles County of Los Angeles, State of California:

Lot 320 of Tract No. 25056, as per map recorded in Book 666, Pages 10 to 20 inclusive of Maps, in the office of the County Recorder of said County;

William J. Bluestein, husband of Enid Bluestein, one of the grantees herein, joins as grantor in this deed for the purpose of evidencing his consent to the creation of a valid joint tenancy in the grantees above named.

MAY 19 1967 \$25 LOS ANGELES REALTY TRANSFER TAX

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

Dated: May 5th, 1967. CHALON INVESTMENT CORP., a corporation.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

(TI) President Secretary

On May 12, 1967 before me, the undersigned, a Notary Public in and for said State personally appeared

William J. Bluestein

May 17, 1968

to the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

THELMA J. LAMBERT ALBERT CALIFORNIA PRINCIPAL OFFICE IN COUNTY

WITNESS my hand and official seal.

My Commission Expires March 17, 1968

OFFICIAL SEAL THELMA J. LAMBERT NOTARY PUBLIC CALIFORNIA PRINCIPAL OFFICE IN LOS ANGELES COUNTY

Name (Typed or Printed)

(This area for official notarial seal)

RECORDING REQUESTED BY

900

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
MAY 19 1967 AT 8 A.M.
RAY E. LEE, County Recorder

Name Mrs. Enid Bluestein and
Street Mrs. Betty Levinson,
Address 11268 Dona Lola Drive,
City & State Studio City, California.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street SAME AS ABOVE
Address
City & State

FEE
\$2.80
2 S

AFFIX I.R.S. \$ 58.85

IN THIS SPACE METER

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 406 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WILLIAM J. BLUESTEIN, husband of Enid Bluestein, one of the grantees herein, and
CHALON INVESTMENT CORP.,
a corporation organized under the laws of the state of **California**,
hereby GRANTS to

ENID BLUESTEIN, a married woman as her separate property, and
BETTY LEVINSON, an unmarried woman, AS JOINT TENANTS,
the following described real property in the **City of Los Angeles**
County of **Los Angeles**, State of California:

Lot 320 of Tract No. 25056, as per map recorded in Book 666, Pages 10 to 20
inclusive of Maps, in the office of the County Recorder of said County;

William J. Bluestein, husband of Enid Bluestein, one of the grantees herein, joins
as grantor in this deed for the purpose of evidencing his consent to the creation
of a valid joint tenancy in the grantees above named.

MAY 19 1967
\$25
LOS ANGELES REALTY TRANSFER TAX

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary thereunto duly authorized.

Dated: **May 5th, 1967.**

CHALON INVESTMENT CORP., a corporation.

STATE OF CALIFORNIA }
COUNTY OF **LOS ANGELES** } ss.

On **May 15, 1967** before me, the undersigned a Notary Public in and for said State, personally appeared
Michael Braverman known to me to be the
Albertino Parravano known to me to be the

By *Michael Braverman*
Michael Braverman, President
By *Albertino Parravano*
Albertino Parravano, Secretary
William J. Bluestein
William J. Bluestein

Secretary of the Corporation that executed the within instrument. Known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by laws or a resolution of its board of directors.
WITNESS my hand and official seal.

Signature *Thelma J. Lambert*

Name (Typed or Printed)

OFFICIAL SEAL
THELMA J. LAMBERT
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

(This area for official notarial seal)

Title Order No. **6729121**

Escrow or Loan No. **200-11517-2J**

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

900

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03 1156910

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
3:41 PM APR 23 2003

TITLE(S) :

deed



FEE	
CODE 20	
CODE 19	
CODE 9	

D.T.T

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

2388-018-014

THIS FORM NOT TO BE DUPLICATED

Order No.
Escrow No.
Loan No.

03 1156910

2

WHEN RECORDED MAIL TO:
PHILIP SALTZ
5550 Topanga Canyon Blvd.
Suite 200
Woodland Hills, CA 91367

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

ENID N. BLUESTEIN
11268 Dona Lola Drive
Studio City, CA 91604

DOCUMENTARY TRANSFER TAX \$ None

Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Betty Levinson
Signature of Declarant or Agent determining tax - Firm Name

QUITCLAIM DEED

The undersigned grantor(s) declare(s) that:

DOCUMENTARY TRANSFER TAX is \$ None

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BETTY LEVINSON, also known as Betty Paskow, as her separate property

do es hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

ENID N. BLUESTEIN, a married woman, as her separate property

the real property in the City of LOS ANGELES

County of LOS ANGELES

, State of California, described as

Lot 320, in Tract 25056, as per map recorded in Book 666,
Pages 10 to 20, inclusive, of Maps, in the office of the
County Recorder, of said County.

Dated July 21, 1992

Betty Levinson
BETTY LEVINSON, also known as
BETTY PASKOW

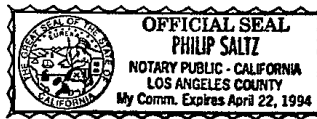
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On July 21, 1992, before me, the
undersigned, a Notary Public in and for said State, personally appeared
BETTY LEVINSON

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same.

WITNESS my hand and official seal.

Signature [Signature]



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow or Loan No. _____

Title Order No. _____

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03 2283690

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:21 PM AUG 07 2003

TITLE(S) :

Deed



FEE

FEE
\$7
00

D.T.T

[Signature]

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

2380-018-014

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

SUSAN ABRAHAM, ESQ.
WEINSTOCK, MANION, REISMAN,
SHORE & NEUMANN,
A LAW CORPORATION
1875 Century Park East, Suite 1500
Los Angeles, CA 90067-2516

MAIL TAX STATEMENTS TO:
Enid N. Bluestein
11268 Dona Lola Drive
Studio City, California 91604

Space above this line for Recorder's Use Only

TRUST TRANSFER DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A §1 et. seq.)

ASSESSOR'S PARCEL NUMBER: 2380-018-014

The undersigned Grantors declare under penalty of perjury that the following is true and correct:
Documentary Transfer tax is \$ -0-
This conveyance transfers the Grantor's interest into her revocable living trust, R & T 11930.
This is a Trust Transfer under §62 of the Revenue and Taxation Code to a revocable trust.

GRANTOR: ENID N. BLUESTEIN, an unmarried woman (who took title as a married woman), as her separate property

hereby GRANT TO: ENID BLUESTEIN, Trustee under the ENID BLUESTEIN LIVING TRUST dated August 12, 2002, her entire interest in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

LOT 320, IN TRACT 25056, AS PER MAP RECORDED IN BOOK 666, PAGES 10 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Subject to all liens, encumbrances, conditions, covenants, restrictions, reservations, easements and rights of way of record.

Commonly known as: 11268 Dona Lola Drive, Studio City, California 91604

Dated 7/22/03 Enid N. Bluestein
ENID N. BLUESTEIN

State of California)
County of Los Angeles)^{SS}

On July 22, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared ENID N. BLUESTEIN, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.
[Signature]
Signature of Notary Public



Mail Tax Statements to Return Address Above

This page is part of your document - DO NOT DISCARD

06 1679853

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12:41 PM JUL 28 2006

TITLE(S) : DEED



FEE

FEE
\$7
L

D.T.T.

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2380 - 108 - 014

001

THIS FORM IS NOT TO BE DUPLICATED

7

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

SUSAN ABRAHAM, ESQ.
WEINSTOCK, MANION, REISMAN,
SHORE & NEUMANN, A LAW CORP.
1875 Century Park East, Suite 1500
Los Angeles, CA 90067-2516

06 1679853

MAIL TAX STATEMENTS TO:

Enid Bluestein, Trustee
11268 Dona Lola Drive
Studio City, CA 91604

Space above this line for Recorder's Use Only

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A §1 et. seq.)

ASSESSOR'S PARCEL NUMBER: 2380-108-014

The undersigned Grantors declare under penalty of perjury that the following is true and correct:

Documentary Transfer tax is \$ -0-

This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911.

GRANTOR: ENID BLUESTEIN, Trustee under the ENID BLUESTEIN LIVING TRUST dated August 12, 2002

hereby **GRANTS TO: ENID BLUESTEIN and SIMONE SILVERSTEIN**, also known as SARAH CHANAH SILVERSTEIN, Co-Trustees under the ENID BLUESTEIN LIVING TRUST dated August 12, 2002, her entire interest in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

LOT 320, IN TRACT 2056, AS PER MAP RECORDED IN BOOK 666, PAGES 10 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Subject to all liens, encumbrances, conditions, covenants, restrictions, reservations, easements and rights of way of record. Commonly known as: 11268 Dona Lola Drive, Studio City, CA 91604

Dated 7-17-06

Enid Bluestein

ENID BLUESTEIN,
Trustee

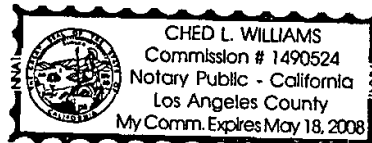
State of California)
County of Los Angeles) ss

On July 17th 2006 before me, Ched L Williams, a Notary Public, personally appeared ENID BLUESTEIN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Ched L Williams

Signature of Notary Public



This page is part of your document - DO NOT DISCARD



20240118229



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/23/24 AT 08:04AM

FEES:	26.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	26.00



LEADSHEET



202402232840003

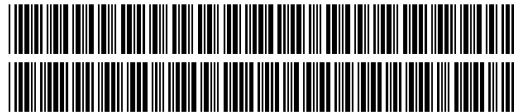
00024232716



014547401

SEQ:
01

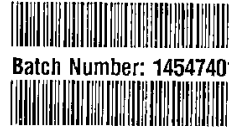
DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

E188245

24232716



RECORDING REQUESTED BY:

Richard B. Skolnick
Attorney at Law

WHEN RECORDED MAIL TO:

Simone Silverstein, Trustee
701 Empire Blvd. #2G
Brooklyn, NY 11213

APN: 2880-108-014

Space Above This Line for Recorder's Use

**AFFIDAVIT OF DEATH OF TRUSTEE
OF THE ENID BLUESTEIN LIVING TRUST DATED AUGUST 12, 2002**

Exempt from SB2 fee per GC 27388.1(a)(2)-recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

State of California
County of Los Angeles

Simone Silverstein, of legal age, being first duly sworn, deposes and says:

1. Enid Bluestein, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person named as Trustee in the certain Declaration of Trust dated August 12, 2002, executed by Enid Bluestein, as Trustor.

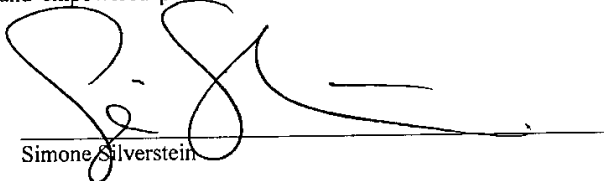
2. At the time of the decedent's death, decedent was the owner, as Trustee, of certain real property acquired by a deed recorded on July 28, 2006, as Instrument No. 06 1679853, in the Official Records of Los Angeles County, State of California, covering the following described property situated in the City of Los Angeles, County of Los Angeles, State of California:

Lot 320, in Tract 2056, as per map recorded in Book 666, Pages 10 to 20, inclusive, of Maps, in the office of the County Recorder of said County.

Property address: 11268 Dona Lola Drive, Studio City, CA 91604

3. I am the surviving or successor Trustee of the same trust under which said decedent held title as Trustee pursuant to the deed described above, and am designated and empowered pursuant to the terms of said trust to serve as Trustee thereof.

Dated 11/22/24



Simone Silverstein

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC HEALTH

3052023280048

CERTIFICATE OF DEATH

3202319062241

Form with sections: DECEDENT'S PERSONAL DATA, USUAL RESIDENCE, INFORMANT, SPOUSE AND PARENT INFORMATION, FUNERAL DIRECTORY, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, and CORONER'S USE ONLY.

CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health. It bears the Registrar's signature in purple ink.



* 0 0 4 1 3 8 4 5 9 *

DEC 27 2023

Health Officer and Registrar DATE ISSUED

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE