

# Suffolk County Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number : 61284  
Document Type : UD  
Recorded Date : September 28, 2023  
Recorded Time : 12:04:07 PM  
  
Recorded Book and Page : 69473 / 290  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1031140  
Recording Fee (including excise) : \$11,137.76

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MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 09/28/2023 12:04 PM  
Ctrl# 233877 01178 Doc# 00061284  
Fee: \$10,982.76 Cons: \$2,408,303.00  
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**Suffolk County Registry of Deeds**  
**Stephen J. Murphy, Register**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8575**  
**Suffolkdeeds.com**

**UNIT DEED**

Azadeh Djazani, being unmarried, of Boston, Massachusetts (“Grantor”)

For consideration paid of TWO MILLION FOUR HUNDRED EIGHT THOUSAND THREE HUNDRED AND THREE AND 00/100 DOLLARS (\$2,408,303.00)

GRANTS TO Northeastern University, having a mailing address of c/o Real Estate 360 Huntington Avenue 122SS, Boston, MA 02115 (“Grantee”)

with QUITCLAIM COVENANTS

Unit No. 3 (the “Unit”) of One A Joy Street Condominium, created by Master Deed dated August 19, 1999, and recorded with the Suffolk County Registry of Deeds on August 27, 1999, at Book 24145, Page 270, and any amendments of record thereto.

The Post Office Address of the Condominium is: 1A Joy Street, Unit No. 3, Boston, Massachusetts 02108.

The Unit is shown on the Master Plans of the Condominium which were recorded with the Suffolk County Registry of Deeds on August 27, 1999, at Book 24145, Page 270 and the Unit Plan that was attached to first unit deed which is affixed a verified statement in the form provided by G.L.c. 183A, s.9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L.c. 183A, the Master Deed, and the Declaration of Trust as well as any other matters of record affecting the land as herein described.

The undivided percentage interest of the Unit in the common areas and facilities is 24%.

Meaning and intending to convey the same premises conveyed to Grantor herein by deed dated February 23, 2011, and recorded with the Suffolk County Registry of Deeds at Book 47640, Page 47.

The Grantor herein certifies under the penalties of perjury that there is no other person entitled to an estate of homestead in the premises.

[SIGNATURE ON FOLLOWING PAGE]

Address of Property: 1A Joy Street, Unit No. 3, Boston, Massachusetts 02108

Executed under seal this 15 day of September, 2023.

*Azadeh Djazani*  
Azadeh Djazani

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 15th day of September, 2023, before me, the undersigned notary public, personally appeared Azadeh Djazani, proved to me through satisfactory evidence of identification, which was MA driver license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

*Gina M. Gagliardi*  
Notary Public  
My Commission Expires: 10/12/2029

