



The City of New York
Department of Investigation
ROSE GILL HEARN
COMMISSIONER

80 MAIDEN LANE
NEW YORK, NY 10038
212-825-5900

Release #35-2011
nyc.gov/html/doi

FOR IMMEDIATE RELEASE
THURSDAY, MAY 19, 2011

CONTACT: DIANE STRUZZI
(212) 825-5931

**DOI STATEMENT ON PRISON SENTENCE OF FORMER BROOKLYN CO-OP BOARD PRESIDENT ARRESTED
BY DOI AND CONVICTED IN DEED THEFT AND ATTEMPTED MORTGAGE FRAUD**

ROSE GILL HEARN, Commissioner of the New York City Department of Investigation ("DOI"), issued the following statement on the sentence of FERNANDO MALDONADO, 49, to between three and nine years in prison for recording with the City Department of Finance ("DOF") a forged deed purporting to make him an owner of a residential building at 242 South 2nd St. in Brooklyn and attempting to use the forged deed to obtain a \$1.6 million mortgage on the property. DOI investigated the case, and in January 2011 a jury convicted MALDONADO of Grand Larceny in the First Degree, Attempted Grand Larceny in the First Degree, and Criminal Possession of a Forged Instrument in the First Degree. He was sentenced today by Brooklyn Supreme Court Justice Joseph Kevin McKay. The office of Kings County District Attorney Charles J. Hynes prosecuted the case.

DOI Commissioner Rose Gill Hearn said, "This defendant concocted an audacious scam and left a trail of phony documents that led to his felony conviction and substantial prison time. It was an eminently foolhardy choice and anyone contemplating deed fraud as an easy path to riches should consider the trouble this defendant brought upon himself. DOI thanks the City's Finance Department, which alerted DOI to allegations of a fraudulent deed, and the Buildings Department for its assistance, and congratulates the Kings County District Attorney's Office for its successful prosecution of the case."

DOI found that MALDONADO was able to perpetrate the scheme because at one time he was the President of the property's Cooperative Board and his name appeared on the original deed, which he had signed on behalf of the Board. In fact, DOI's investigation found, MALDONADO had not been a resident at the building or an officer of the Board since 1992 when he was evicted.

Commissioner Gill Hearn thanked DOF Commissioner David M. Frankel, DOB Commissioner Robert LiMandri and Kings County District Attorney Charles J. Hynes and their staffs for their assistance in this investigation.

DOI's Office of Inspector General for DOF investigated the case. The press release on the arrest can be found at the following link: http://www.nyc.gov/html/doi/downloads/pdf/pr16maldonado_021809.pdf.

Assistant District Attorney Andrea Clarke of the Kings County District Attorney's Office and Laura Neubauer, Bureau Chief of the District Attorney's Rackets Division, under the supervision of Chief of the Rackets Bureau Michael Vecchione, prosecuted the case.

DOI is one of the oldest law-enforcement agencies in the country. The agency investigates and refers for prosecution City employees and contractors engaged in corrupt or fraudulent activities or unethical conduct. Investigations may involve any agency, officer, elected official or employee of the City, as well as those who do business with or receive benefits from the City.

DOI's press releases can also be found at twitter.com/doinews
Get the worms out of the Big Apple. To report someone ripping off the City, call DOI at (212) 825-5959.