

NATIONAL TITLE AND ABSTRACT COMPANY

711 N.W. 23rd AVENUE, SUITE 101
P.O. BOX 351166
MIAMI, FLORIDA 33125
TELEPHONE: (305) 642-6220



PROPERTY INFORMATION REPORT

ORDER DATE: May 7, 2025

TDA-250286

FOLIO NO.: 01-4139-091-1140

PROPERTY ADDRESS: 1110 BRICKELL AVE., UNIT 601D
MIAMI, FL 33131

LEGAL DESCRIPTION IN MIAMI-DADE COUNTY, FLORIDA:

Unit 601D, 1110 BRICKELL CONDO, Official Records Book 23359, Page 1937, Miami-Dade County, FL

APPLICANT: 1142521

RECORDS THROUGH: 05/01/2025

APPARENT TITLE HOLDER & ADDRESS ON DEED:
23460-1920

ALMEIRAS 2001, L.L.C.
1110 BRICKELL, SUITE 601
MIAMI FL 33131

TAXES SHOW: ALMEIRAS 2001 LLC
1110 BRICKELL AVE 601D
MIAMI FL 33131

ALSO NOTIFY: ALMEIRAS 2001, L.L.C.
1110 BRICKELL AVE., UNIT 601D
MIAMI FL 33131

VENDEE OF RECORDED CONTRACT FOR DEED

NONE

MORTGAGEE & ADDRESS OF RECORDS:

NONE

LIEN HOLDERS & ADDRESS OF RECORD:

NONE

SEARCH BY: JS

NATIONAL TITLE AND ABSTRACT
COMPANY

25-114037

Page 1

"This report is not title insurance. Pursuant to § 627, 7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report."

Amounts displayed are not final; please call the office for further information.

Search > Account Summary > Bill Details

Real Estate Account #01-4139-091-1140

Owner: ALMEIRAS 2001 LLC Situs: 1110 BRICKELL AVE 601D Miami 33131-3132 [Parcel details](#) [Property Appraiser](#)



2024 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR			Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	—	0101	\$3,413.32	3 items, Total due: \$11,161.66
			Add All To Cart	

Tax Deed Application #250286
Date 04/14/2025
Bidder 1142521

If received by: Tax Deed (see 2022)
Please pay:

Combined taxes and assessments: \$3,235.81

Mail payments payable to:
Miami-Dade Office of the Tax Collector
200 NW 2nd Avenue, Miami, FL 33128
(In U.S. funds from a U.S. Bank)
Funds must be available for immediate withdrawal.

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	5.46800	\$173,280.00	\$0.00	\$173,280.00	\$947.49
School Board Debt Service	0.13400	\$173,280.00	\$0.00	\$173,280.00	\$23.22
Voted School Operating	1.00000	\$173,280.00	\$0.00	\$173,280.00	\$173.28
State And Other					
Florida Inland Navigation District	0.02880	\$150,898.00	\$0.00	\$150,898.00	\$4.35
South Florida Water Management District	0.09480	\$150,898.00	\$0.00	\$150,898.00	\$14.31
Okeechobee Basin	0.10260	\$150,898.00	\$0.00	\$150,898.00	\$15.48
Everglades Construction Project	0.03270	\$150,898.00	\$0.00	\$150,898.00	\$4.93
Childrens Trust Authority	0.50000	\$150,898.00	\$0.00	\$150,898.00	\$75.45
Miami-Dade County					

County Wide Operating	4.57400	\$150,898.00	\$0.00	\$150,898.00	\$690.21
County Wide Debt Service	0.42710	\$150,898.00	\$0.00	\$150,898.00	\$64.45
Library District	0.28120	\$150,898.00	\$0.00	\$150,898.00	\$42.43
Municipal Governing Board					
Miami Operating	7.13640	\$150,898.00	\$0.00	\$150,898.00	\$1,076.87
Miami Debt Service	0.25360	\$150,898.00	\$0.00	\$150,898.00	\$38.27
Miami Miscellaneous	0.43120	\$150,898.00	\$0.00	\$150,898.00	\$65.07
Total Ad Valorem Taxes	20.46440				\$3,235.81

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	ALMEIRAS 2001 LLC	Account	01-4139-091-1140	Assessed value:	\$150,898
Situs:	1110 BRICKELL AVE 601D Miami 33131-3132	Millage code	0101 - MIAMI	School assessed value:	\$173,280
		Millage rate	20.46440		
2024 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$3,235.81	1110 BRICKELL CONDO UNIT 601D UNDIV 0.4375% INT IN COMMON		Range:	41E
Non-ad valorem:	\$0.00	ELEMENTS OFF REC 23359-1937 COC 23460-1920 06 2005 2		Township:	54S
Total Discountable:	\$3,235.81	View Less		Section:	39
Total tax:	\$3,235.81			Block:	40
				Use code:	1918

Tax Deed Application #250286

This parcel has an applied deed application spanning 2022, 2023, and 2024.

Applicant: Bidder number 1142521
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Application date: 04/14/2025

Miami-Dade Office of the Tax Collector
200 NW 2nd Avenue, Miami, FL 33128

This instrument prepared by, or under the supervision of (and after recording, return to):

Jose A. Rodriguez, Esq.
Berman Rennert Vogel & Mandler, P.A.
100 SE 2nd Street, Suite 2900
Miami, FL 33131

A portion of Parcel I.D. No.: 01-0209-090-1320

Grantee's Tax I.D. No(s) _____

CFN 2005R0596569
DR Bk 23460 Pgs 1920 - 1921 (2pgs)
RECORDED 06/09/2005 15:28:33
DEED DOC TAX 5,004.00
SURTAX 3,753.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

(Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 6th day of June, 2005 by **1110 BRICKELL VENTURE PARTNERS, LLC, a Florida limited liability company**, Grantor, whose office address is 1300 Brickell Avenue, Miami, Florida 33131, to **Almeiras 2001, L.L.C., a Florida Limited Liability Company**, Grantee, and whose mailing address is 1110 Brickell, Suite 601, Miami, FL 33131. Wherever used herein, the terms "Grantor" and "Grantee" shall include, as to each party, to this instrument, its heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Miami-Dade County, Florida (the "Property"):

Condominium Unit No. C.U. 601A, C.U. 601B, C.U. 601C, C.U. 601D, C.U. 601E, C.U. 601F, C.U. 601G, C.U. 601H, in **1110 BRICKELL, A CONDOMINIUM**, according to the Declaration thereof, recorded May 11, 2005 in Official Records Book 23359, at Page 1937, as amended by First Amendment to Declaration of Condominium of 1110 Brickell, recorded May 23, 2005 in Official Records Book 23400, at Page 3180, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements appurtenant thereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto.

THIS CONVEYANCE is subject to: taxes and assessments for the current calendar year and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same; and restrictions, conditions, easements, covenants, liens, terms and limitations set forth in (i) the Declaration of Condominium referenced above and all exhibits thereto, all as amended or modified from time to time and (ii) the Declaration of Covenants, Restrictions and Reciprocal Easement Agreement recorded in Official Records Book 23351 at Page 3003 of the Public Records of Miami-Dade County, Florida and all exhibits thereto, all as amended or modified from time to time (collectively, the "Declarations").

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantee, by acceptance and recordation of this Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declarations and all amendments and/or supplements thereto.

(Reserved for Clerk of Court)

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

1110 BRICKELL VENTURE PARTNERS LLC, a
Florida limited liability company

Name: Jaqueline Garcia

Name: MARISOL GOMEZ

Name: Jaqueline Garcia

Name: MARISOL GOMEZ

By: Fortune International Management, Inc., a Florida
corporation, its sole Manager

By: Edgardo Defortuna, President

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10th day of May, 2005 by Edgardo Defortuna, as President of Fortune International Management, Inc., a Florida corporation, as Sole Manager of 1110 BRICKELL VENTURE PARTNERS LLC, a Florida limited liability company, on behalf of said entities. He is personally known to me or produced as identification.

Name: MARISOL GOMEZ

My commission expires:

Notary Public, State of Florida
Commission No. _____

