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**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 06/30/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 06/23/2021

CERTIFICATE # 2018-12388

ACCOUNT # 504201FA0010

ALTERNATE KEY # 484671

TAX DEED APPLICATION # 47324

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Unit 501 contained in that Declaration of Condominium of Fort Lauderdale Residences, a Hotel Condominium, as recorded in Official Records Book 47772, Page 1826, of the Public Records of Broward County, Florida, and any amendments thereto, together with their undivided shares in the common elements.

PROPERTY ADDRESS: 3101 BAYSHORE DRIVE #501, FORT LAUDERDALE FL 33304

OWNER OF RECORD ON CURRENT TAX ROLL:

IRINA PICHKHADZE

9018 159 AVE

HOWARD BEACH, NY 11414-3130 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

IRINA PICHKHADZE

Instrument: 113395934

90-18 159TH AVE

HOWARD BEACH, NY 11414 (Per Deed)

IRINA PICHKHADZE

Instrument: 113243222

8018 159TH AVE

HOWARD BEACH, NY 11414 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK

780 NW 42 AVE #300

MIAMI, FL 33126 (Tax Deed Applicant)

LETITIA JAMES, ATTORNEY GENERAL

Instrument: 115979423

FOR THE STATE OF NEW YORK AND

STATE OF NEW YORK

HILLARY G. CHAPMAN

28 LIBERTY STREET

NEW YORK, NY 10005 (Per Lis Pendens)

FORT LAUDERDALE RESIDENCES
HOTEL CONDOMINIUM ASSOCIATION, INC.
3101 BAYSHORE DRIVE
FORT LAUDERDALE, FL 33304 (Per Sunbiz 47772-1826.)

CORPORATION SERVICE COMPANY, REGISTERED AGENT
O/B/O FORT LAUDERDALE RESIDENCES
HOTEL CONDOMINIUM ASSOCIATION, INC.
1201 HAYS STREET
TALLAHASSEE, FL 32301 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5042 01 FA 0010

CURRENT ASSESSED VALUE: \$512,930

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 50942, Page: 1076

(Deed from the Developer)

Warranty Deed

Instrument: 113243222

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 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.

Christina Young

Title Examiner



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

FORT LAUDERDALE RESIDENCES HOTEL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N11000002070
FEI/EIN Number N/A
Date Filed 03/02/2011
State FL
Status ACTIVE

Principal Address

3101 BAYSHORE DRIVE
 FORT LAUDERDALE, FL 33304

Mailing Address

3101 BAYSHORE DRIVE
 FORT LAUDERDALE, FL 33304

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

Name Changed: 04/27/2016

Address Changed: 04/27/2016

Officer/Director Detail

Name & Address

Title PD

Winston, Michael
 60 Columbus Circle
 20th Floor
 New York, NY 10023

Title VP, Treasurer

Metz, Justin

60 Columbus Circle
20th Floor
New York, NY 10023

Title Secretary

Kaminetsky, Jared
60 Columbus Circle
20th Floor
New York, NY 10023

Annual Reports

Report Year	Filed Date
2019	04/10/2019
2020	01/28/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
08/21/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- Reg. Agent Change	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
03/02/2011 -- Domestic Non-Profit	View image in PDF format

This Instrument Prepared By:

Michael D. Morelly, Esq.
PO Box 402683
Miami Beach, Florida 33140

Parcel ID #: 504201-FA-0010

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 25 day of NOVEMBER, 2015 by:

IRINA PICHKHADZE, a single woman and **ARTEM PINKHASOV**, a single man, whose address for mailing is: 90-18 159TH Avenue, Howard Beach, NY 11414, hereinafter called the first party, to

IRINA PICHKHADZE, a single woman, whose address for mailing is: 90-18 159TH Avenue, Howard Beach, NY 11414, hereinafter called the second party.

(Wherever used herein the terms "first party" and "second party" include the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and partnerships.)

WITNESSETH: That the first party, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the first party has in and to the following described parcel of land situate in Broward County, Florida, viz:

Unit 501 contained in that Declaration of Condominium of Fort Lauderdale Residences, a Hotel Condominium, as recorded in Official Records Book 47772, Page 1826, of the Public Records of Broward County, Florida, and any amendments thereto, together with their undivided shares in the common elements.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said party of the first part, either in law or equity, to the only proper use, benefit and behoof of said party of the second part, their heirs, successors and assigns forever.

Note: Title to this property has not been examined.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Sign: [Signature] [Signature]
Print: Angelika Jaymanson IRINA PICHKHADZE

Sign: [Signature]
Print: MICHAEL MOWALEY

Sign: [Signature] [Signature]
Print: MICHAEL MOWALEY ARTEM PINKHASOV

Sign: [Signature]
Print: Ester Paltielova

STATE OF NEW YORK)
COUNTY OF KINGS

The foregoing instrument was acknowledged before me this 25th day of November 2015 by IRINA PICHKHADZE who is personally know to me or produced [Redacted] as identification.

TASHANA SAMARA POTTER NOTARY PUBLIC:
Notary Public - State of New York
No. 01PO6281922
Qualified in Kings County
My Commission Expires May 13, 2017
Sign: Tashana Potter

STATE OF NEW YORK)
COUNTY OF QUEENS

The foregoing instrument was acknowledged before me this 24th day of November 2015 by ARTEM PINKHASOV who is personally know to me or produced [Redacted] as identification.

ISAAC A PICHARDO NOTARY PUBLIC:
Notary Public, State of New York
No. 01PI6236995
Qualified in Queens County
My Commission Expires 03/14/2019
Sign: [Signature]

Prepared By:

AKERMAN LLP
One Southeast Third Avenue, 25th Floor
Miami, Florida 33131-1704
Attn: Richard M. Bezold, Esq.

After Recording, Return To:

GREENBERG TRAURIG, P.A.
450 South Orange Avenue, Suite 650
Orlando, Florida 32801
Attn: Michael J. Sullivan, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated July ¹⁵, 2014 from CAPRI RESORTS, LLC, a Florida limited liability company (the "**Grantor**"), whose mailing address is 1221 Brickell Avenue, Suite 660, Miami, Florida 33131, to RRERF FL CONDO OWNER, LLC, a Delaware limited liability company (the "**Grantee**"), whose mailing address is c/o Related Real Estate Recovery Fund, L.P., 60 Columbus Circle, New York, New York 10023.

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), to Grantor in hand paid by Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee and Grantee's successors and assigns forever, the following described property situate, lying and being in Broward County, Florida:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

TO HAVE AND TO HOLD the same unto Grantee in fee simple,

SUBJECT TO: Easements, covenants, restrictions, limitations and reservations of record, provided this shall not operate to reimpose any of the above, and the recorded title matters set forth in **Exhibit B** attached hereto and incorporated herein by this reference, provided this shall not operate to reimpose any such matters.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND, EXCEPT AS NOTED ABOVE, THE GRANTOR DOES HEREBY SPECIALLY WARRANT the title to said property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents to be effective the day and year first written above.

NOTE TO RECORDER: The total consideration for the property conveyed by this instrument is \$90,000,000, which includes an allocated portion of the indebtedness secured by an existing mortgage on this property, which also encumbers other property not conveyed hereby.

Signed, sealed and delivered in the presence of these witnesses:

CAPRI RESORTS, LLC, a Florida limited liability company

Witness: Seema Mohammed
Print Name: SEEMA MOHAMMED

By: Capri Resorts Manager, Inc., a Florida corporation, as manager

Witness: Jennifer Kramer
Print Name: Jennifer Kramer

By: Carolyn John
Name: Carolyn John
Title: Authorized Signatory

STATE OF Florida)
) ss.
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 7th day of July, 2014 by Carolyn John, as the Authorized Signatory of Capri Resorts Manager, Inc., a Florida corporation, the manager of Capri Resorts, LLC, a Florida limited liability company, on behalf of the company. She is personally known to me or has produced a passport as identification.

C. R. Cotler
NOTARY PUBLIC
My Name, Commission No. & Expiration:

[NOTARY SEAL]



Exhibit A

Legal Description

The following condominium units within FORT LAUDERDALE RESIDENCES, A HOTEL CONDOMINIUM, according to the Declaration of Condominium thereof as recorded in Official Records Book 47772, Page 1826 of the Public Records of Broward County, Florida, together with the undivided interests in the common elements appurtenant thereto, to wit: 501, 502, 503, 504, 505, 506, 507, 509, 601, 602, 604, 605, 606, 607, 608, 609, 701, 702, 704, 705, 706, 707, 708, 709, 801, 802, 804, 805, 806, 807, 808, 809, 901, 904, 905, 906, 907, 908, 909, 1001, 1002, 1004, 1005, 1006, 1007, 1008, 1009, 1101, 1102, 1104, 1105, 1106, 1107, 1108, 1109, 1202, 1204, 1205, 1206, 1207, 1208, 1209, 1401, 1403, 1405, 1406, 1407, 1408, 1409, 1501, 1502, 1503, 1505, 1507, 1508, 1509, 1601, 1602, 1604, 1605, 1606, 1607, 1608, 1609, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2101, 2102, 2104, 2105, 2106, 2107, 2108, 2109, 2201, 2202, 2203, 2205, 2207, 2209, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2401, 2403, 2404, 2405, and 2409.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year of 2014 and subsequent years, which are not yet due and payable.
2. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land, and any adverse claim to all or part of the land that is or was previously under water.
3. Any minerals or mineral rights leased, granted or retained by current or prior owners.
4. Easements and Reservations contained in Warranty Deed recorded May 5, 1944 in Deed Book 444, Page 250.
5. Easements and Reservations contained in Warranty Deed dated April 3, 1945 and recorded in Deed Book 479, Page 527.
6. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).
7. Terms and provisions contained in Agreement between Sable Resorts, Inc. and Leisure House Association, Inc. and Assignment and Assumption of Agreement recorded May 4, 2006 in Book 41955, Page 1364.
8. Easement to Florida Power & Light, Co., recorded April 16, 2007, in Official Records Book 43899, Page 1165.
9. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in Declaration of Restrictions and Easements Agreement, and any Exhibits annexed thereto, including all amendments and modifications thereto, including, but not limited to, provisions for a private charge or assessments recorded in Book 47772, Page 1797, as amended by that First Amendment, recorded August 13, 2013, in Official Records Book 50076, at Page 1313.
10. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in Declaration of Condominium of FORT LAUDERDALE RESIDENCES, A HOTEL CONDOMINIUM, and any Exhibits annexed thereto, including all amendments and modifications thereto, including, but not limited to, provisions for a private charge or assessments, recorded in Book 47772, Page 1826, as amended by that certain First Amendment to Declaration of Condominium, recorded August 13, 2013, in Official Records Book 50076, Page 1301.
11. Resolution No. 07-142, Beach Business Improvement Services, recorded October 15, 2007, in Official Records Book 44715, Page 1566.
12. Resolution No. 07-162, Beach Business Improvement Services, recorded October 15, 2007, in Official Records Book 44715, Page 1583.
13. Covenants, conditions and restrictions set out in that Declaration Regarding Maintenance Obligation, recorded October 21, 2008 in Official Records Book 45762, page 1396.
14. Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents dated as of November 23, 2010 made by Capri Resorts, LLC and Capri Hotel, LLC in favor of PB Capital Corporation as agent, and recorded in Official Records Book 47542, Page 1461, Public Records of Broward County, Florida; as amended by First Amendment

to Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents dated as of February 16, 2011 and recorded in Official Records Book 47728, Page 301, said Public Records; as assigned to iStar Financial Inc. as agent, by Assignment of Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents recorded in Official Records Book 50017, Page 1646, said Public Records; as amended by Second Amendment to Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents dated as of November 27, 2013 and recorded in Official Records Book 50381, Page 1402, said Public Records.

15. Amended and Restated Assignment of Leases and Rents dated as of November 23, 2010 made by Capri Resorts, LLC and Capri Hotel, LLC in favor of PB Capital Corporation as agent, and recorded in Official Records Book 47542, at Page 1497 of the Public Records of Broward County, Florida, as modified by First Amendment to Amended and Restated Assignment of Leases and Rents dated as of February 16, 2011 and recorded February 17, 2011 in Official Records Book 47728, at Page 315 of the Public Records of Broward County, Florida, and as assigned to iStar Financial Inc. as agent, by Assignment of Amended and Restated Assignment of Leases and Rents executed by recorded July 25, 2013 in Official Records Book 50017, at Page 1651 of the Public Records of Broward County, Florida.

This instrument prepared by, or under the
Supervision of (and after recording, return to):
Paul A. Krasker, P.A.
Trident Title LLC
501 S. Flagler Drive, Ste 201
West Palm Beach, Florida 33401
File # WW15-0501
Parcel Identification Number: 504201-FA-0010

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of September, 2015, between **RRERF FL CONDO OWNER, LLC, a Delaware limited liability company**, whose post office address is: c/o Related Real Estate Recovery Fund, L.P., 60 Columbus Circle, New York, New York 10023 (“**Grantor**”), and **Irina Pichkhadze and Artem Pinkhasov, as joint tenants with rights of survivorship**, whose post office address is 8018 159th Avenue, Howard Beach, NY 11414 (“**Grantee**”).

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and the Grantee’s heirs and assigns forever, the following described real property (the “**Property**”), situate, lying and being in **Broward County, Florida**, to wit:

Unit 501 contained in that Declaration of Condominium of Fort Lauderdale Residences, a Hotel Condominium, as recorded in Official Records Book 47772, Page 1826, of the Public Records of Broward County, Florida, and any amendments thereto, together with their undivided shares in the common elements.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO: Easements, covenants, restrictions, limitations and reservations of record, provided this shall not operate to reimpose any of the above, and the recorded title matters set forth in **Exhibit A** attached hereto and incorporated herein by reference, provided this shall not operate to reimpose any such matters.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

GRANTEE, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the Declaration of Condominium, including, but not limited to, Grantee's obligation to pay all assessments to FORT LAUDERDALE RESIDENCES, A HOTEL CONDOMINIUM, as provided for therein for the maintenance and operation of the Condominium and surrounding property which may be levied against the afore described Unit.

GRANTOR does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby warrants the title to said Property and will defend the same against lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

Signed and Sealed in Our Presence:



Witness Print Name: Foster Dincee



Witness Print Name: Justin Hauser

New York
STATE OF ~~FLORIDA~~
COUNTY OF ~~BROWARD~~ New York

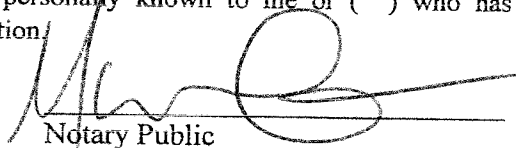
RRERF FL CONDO OWNER, LLC, a Delaware limited liability company

By: 

Michael Winston, Authorized Signatory

The foregoing instrument was acknowledged before me this 18th day of September, 2015, by **Michael Winston, Authorized Signatory**, of RRERF FL CONDO OWNER, LLC, a Delaware limited liability company on behalf of the company, () who is personally known to me or () who has produced _____ as identification.

(SEAL)



Notary Public

Printed Name of Notary Public

MARIA D. GIRON
Notary Public, State of New York
Registration #01GI6301079
Qualified in New York County
Commission Expires April 14, 2018

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land, and any adverse claim to all or part of the land that is or was previously under water.
3. Any minerals or mineral rights leased, granted or retained by current or prior owners.
4. Easements and reservation contained in Warranty Deed recorded May 5, 1944, in Deed Book 444, Page 250.
5. Easements and reservations contained in Warranty Deed dated April 3, 1945 and recorded in Deed Book 479, Page 527.
6. Terms and provisions contained in Agreement between Sable Resorts, Inc. and Leisure House Associations, Inc. and Assignment and Assumption of Agreement recorded May 4, 2006 in Official Records Book 41955, Page 1364.
7. Easement to Florida Power & Light, Co., recorded April 16, 2007, in Official Records Book 43899, Page 1165.
8. Resolution No. 07-142, Beach Business Improvement Services, recorded October 15, 2007, in Official Records Book 44715, Page 1566.
9. Resolution No. 07-162, Beach Business Improvement Services, recorded October 15, 2007, in Official Records Book 44715, Page 1583.
10. Covenants, conditions and restrictions set out in that Declaration Regarding Maintenance Obligation, recorded October 21, 2008 in Official Records Book 45762, Page 1396.
11. Covenants, conditions easements restrictions monetary obligations and lien rights created in that Declaration of Restrictions and Easements Agreement recorded March 9 ,2011, in Official Records Book 47772, Page 1797, as amended by that First Amendment, recorded August 13, 2013, in Official Records Book 50076, Page 1313.
12. All the covenants, conditions, restrictions, easements, assessments and possible liens, terms and other provisions of Declaration of Condominium of Fort Lauderdale Residences, a Hotel Condominium, and Exhibits thereto, recorded in 47772, Page 1826, of the Public Records of Broward County, Florida, as further amended by that First Amendment to Declaration of Condominium, recorded August 13, 2013, in Official Records Book 50076, Page 1301.

NOTICE OF LIS PENDENS

To Defendant **IRINA PICHKHADZE**, and all others whom it may concern:


NOTICE IS HEREBY GIVEN that an action was commenced on July 18, 2019 and is pending in a Supreme Court in the State of New York, New York County, under Index Number 451098/2019 upon the Verified Complaint of Co-Plaintiffs Letitia James, Attorney General of the State of New York, *pro se* as Claiming Authority, and as attorney for Plaintiff the State of New York against Erri Inc. d/b/a First Choice Pharmacy, *et al.*

This Verified Complaint includes a cause of action against Defendant Pichkhadze pursuant to the civil forfeiture provisions of NY CPLR Article 13-A to forfeit the proceeds, substituted proceeds, or instrumentality of a crime. This may affect certain real property located in Broward County, Florida, described as follows:

Property	
Street Address	3101 Bayshore Drive, #501, Fort Lauderdale, Florida 33304
Title Holders	Irina Pichkhadze
Legal Description	Unit 501, Subdivision: 3101 Bayshore Drive Condominium, a Condominium according to the Declaration of Condominium recorded in Official Records Book 47772, Page 1826 and amendments thereto, of the Public Records of Broward County, Florida.

Dated: New York, New York
August 6, 2019

LETITIA JAMES
Attorney General of the State of New York,
Pro se and Attorney for Co-Plaintiff State of New York


Hillary G. Chapman
Special Assistant Attorney General
28 Liberty Street
New York, New York 10005
(212) 417-5305

BROWARD

**STATE OF FLORIDA
COUNTY OF BROWARD:**

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

47324
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 12388

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

12/16/2021 12/23/2021 12/30/2021 01/06/2022

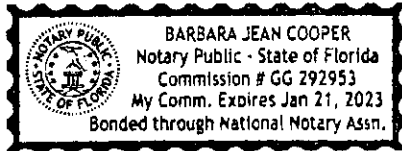
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Scherrie A Thomas

Sworn to and subscribed before me this
6 day of JANUARY, A.D. 2022

Barbara Jean Cooper

(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 47324**

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 504201-FA-0010
Certificate Number: 12388
Date of Issuance: 05/23/2019

Certificate Holder:
MIKON FINANCIAL SERVICES,
INC AND OCEAN BANK

Description of Property:
FORT LAUDERDALE RESIDENCES
HOTEL CONDO UNIT 501 PER
CDO BK/PG: 47772/1826
Unit 501 contained in that Declaration of Condominium of Fort Lauderdale Residences, a Hotel Condominium, as recorded in Official Records Book 47772, Page 1826, of the Public Records of Broward County, Florida, and any amendments thereto, together with their undivided shares in the common elements.

Name in which assessed:

PICHKHADZE, IRINA

Legal Titleholders:

PICHKHADZE, IRINA

9018 159 AVE

HOWARD BEACH, NY 11414-3130

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of January, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deeduction.net

*Pre-registration is required to bid.

Dated this 1st day of October, 2021.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 39329.01

401-314

12/16-23-30 1/6 21-04/0000586347B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21057278

Broward County, FL VS Irina Pickhadze

RETURN OF SERVICE



Court Case # TD 47324

Hearing Date:01/19/2022

Received by CCN 17912

12/06/2021 6:16 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Irina Pickhadze 3101 Bayshore Drive #501 Fort Lauderdale FL 33304**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 12/06/2021 Time: 12:49 PM

On Irina Pickhadze in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

INDIVIDUAL SERVICE

COMMENTS: Posted Tax Notice

You can now check the status of your writ by visting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff
Broward County, Florida**

By: 

D.S.

J. Palermo, #17912

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	1		Sheriff's Fees	\$0.00
Services	1		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 504201-FA-0010 (TD #47324)

RECEIVED SHERIFF
2021 DEC -1 PM 3:06
BROWARD COUNTY, FLORIDA

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by December 30, 2021\$39,154.32

Or

* Amount due if paid by January 18, 2022\$39,674.01

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON January 19, 2022 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

PICHKHADZE, IRINA
3101 BAYSHORE DR #501
FORT LAUDERDALE, FL. 33304

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #47324

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of December 2021, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH
FLOOR
FORT LAUDERDALE, FL 33301

OFFICE OF THE ATTORNEY
GENERAL
THE CAPITAL
ALBANY, NY 12224

OFFICE OF THE ATTORNEY
GENERAL
28 LIBERTY STREET
NEW YORK, NY 10005

LETITIA JAMES, ATTORNEY
GENERAL FOR
THE STATE OF NEW YORK AND
STATE OF NEW YORK, HILLARY
G. CHAPMAN
28 LIBERTY STREET
NEW YORK, NY 10005

FORT LAUDERDALE
RESIDENCES HOTEL
CONDOMINIUM ASSOCIATION,
INC.
3101 BAYSHORE DRIVE
FORT LAUDERDALE, FL 33304

CORPORATION SERVICE
COMPANY, REGISTERED
AGENT
O/B/O FORT LAUDERDALE
RESIDENCES HOTEL
CONDOMINIUM ASSOCIATION,
INC.
1201 HAYS STREET
TALLAHASSEE, FL 32301

IRINA PICHKHADZE
90-18 159TH AVE
HOWARD BEACH, NY 11414

IRINA PICHKHADZE
8018 159TH AVE
HOWARD BEACH, NY 11414

PICHKHADZE, IRINA
9018 159 AVE
HOWARD BEACH, NY 11414

PICHKHADZE, IRINA
3101 BAYSHORE DRIVE #501
FORT LAUDERDALE, FL 33304

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of December 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

INSTR # 117636579
Recorded 10/05/21 at 01:40 PM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 47324

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 504201-FA-0010
Certificate Number: 12388
Date of Issuance: 05/23/2019
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: FORT LAUDERDALE RESIDENCES HOTEL CONDO UNIT 501 PER CDO BK/PG: 47772/1826

Name in which assessed: PICHKHADZE,IRINA
Legal Titleholders: PICHKHADZE,IRINA
9018 159 AVE
HOWARD BEACH, NY 11414-3130

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of January ,2022 . Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of October , 2021 .

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 12/16/2021, 12/23/2021, 12/30/2021 & 01/06/2022
Minimum Bid: 39329.01

Broward County, Florida

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Unit 501 contained in that Declaration of Condominium of Fort Lauderdale Residences, a Hotel Condominium, as recorded in Official Records Book 47772, Page 1826, of the Public Records of Broward County, Florida, and any amendments thereto, together with their undivided shares in the common elements.

Name in which assessed: PICHKHADZE,IRINA

Legal Titleholders: PICHKHADZE,IRINA
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HOWARD BEACH, NY 11414-3130

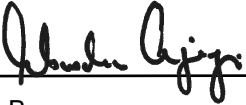
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3101 BAYSHORE DR #501
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: December 1st, 2021
PROPERTY ID # 504201-FA-0010 (TD # 47324)

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ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

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OFFICE OF THE ATTORNEY GENERAL
THE CAPITAL
ALBANY, NY 12224

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OFFICE OF THE ATTORNEY GENERAL
28 LIBERTY STREET
NEW YORK, NY 10005

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LETITIA JAMES, ATTORNEY GENERAL FOR
THE STATE OF NEW YORK AND STATE OF NEW YORK, HILLARY G. CHAPMAN
28 LIBERTY STREET
NEW YORK, NY 10005

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FORT LAUDERDALE RESIDENCES HOTEL CONDOMINIUM ASSOCIATION, INC.
3101 BAYSHORE DRIVE
FORT LAUDERDALE, FL 33304

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CORPORATION SERVICE COMPANY, REGISTERED AGENT
O/B/O FORT LAUDERDALE RESIDENCES HOTEL CONDOMINIUM ASSOCIATION, INC.
1201 HAYS STREET
TALLAHASSEE, FL 32301

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HOWARD BEACH, NY 11414

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FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by December 30, 2021\$39,154.32
- Or
- * Estimated Amount due if paid by January 18, 2022\$39,674.01

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 19, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: December 1st, 2021
PROPERTY ID # 504201-FA-0010 (TD # 47324)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

PICHKHADZE, IRINA
9018 159 AVE
HOWARD BEACH, NY 11414

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3101 BAYSHORE DR #501 FORT LAUDERDALE, FL. 33304 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: December 1st, 2021
PROPERTY ID # 504201-FA-0010 (TD # 47324)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

PICHKHADZE, IRINA
3101 BAYSHORE DRIVE #501
FORT LAUDERDALE, FL 33304

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

7021 0950 0000 3270 4553

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total Post

\$ _____

Sent To

Street and

City, State, ZIP+4®

TD 47324 JANUARY 2022 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301

7021 0950 0000 3270 4660

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$
Sent To	
Street and	
City, State, ZIP+4®	

TD 47324 JANUARY 2022 WARNING
OFFICE OF THE ATTORNEY GENERAL
THE CAPITAL
ALBANY, NY 12224

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7021 0950 0000 3270 4677

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage
\$ _____
Total Post
\$ _____
Sent To
Street and
City, State, ZIP+4®

TD 47324 JANUARY 2022 WARNING
OFFICE OF THE ATTORNEY GENERAL
28 LIBERTY STREET
NEW YORK, NY 10005

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Ad

Ad

Postage

\$ _____

Total

\$ _____

Sent 7

Postmark

TD 47324 JANUARY 2022 WARNING

LETITIA JAMES, ATTORNEY GENERAL FOR
THE STATE OF NEW YORK AND STATE OF NEW YORK,
HILLARY G. CHAPMAN
28 LIBERTY STREET
NEW YORK, NY 10005

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0950 0000 3270 4684

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (*check box, add fee as appropriate*)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Ad _____

Postmark
Here

Postage

\$

TD 47324 JANUARY 2022 WARNING

Total

FORT LAUDERDALE RESIDENCES HOTEL CONDOMINIUM
ASSOCIATION, INC.

Sent to

3101 BAYSHORE DRIVE

Street

FORT LAUDERDALE, FL 33304

City, State, ZIP+4[®]

7021 0950 0000 3270 4691

7021 0950 0000 3270 4707

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Ap.

City, State, Zip

TD 47324 JANUARY 2022 WARNING
 CORPORATION SERVICE COMPANY, REGISTERED AGENT
 O/B/O FORT LAUDERDALE RESIDENCES HOTEL
 CONDOMINIUM ASSOCIATION, INC.
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

7021 0950 0000 3270 4714

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Sign	\$ _____

Postmark
Here

Postage

\$

Total Post

\$

Sent To

Street and

City, State, ZIP+4®

TD 47324 JANUARY 2022 WARNING

IRINA PICHKHADZE
90-18 159TH AVE
HOWARD BEACH, NY 11414

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Required (Signature Confirmation) \$ _____

Postmark
Here

Postage

\$ _____

Total Payment

\$ _____

Sent To

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4[®]

TD 47324 JANUARY 2022 WARNING

IRINA PICHKHADZE

8018 159TH AVE

HOWARD BEACH, NY 11414

7021 0950 0000 3270 4721

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signat	\$

Postmark
Here

Postage	\$
Total Postage	\$
Sent To	

TD 47324 JANUARY 2022 WARNING

PICKHADZE, IRINA
9018 159 AVE
HOWARD BEACH, NY 11414

Street and Apt

City, State, ZIP+4®

7021 0950 0000 3270 4736

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7021 0950 0000 3270 4745

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage	
\$	
Total P&C	
\$	
Sent To	
Street a	
City, State, ZIP+4®	

TD 47324 JANUARY 2022 WARNING
PICKHADZE, IRINA
3101 BAYSHORE DRIVE #501
FORT LAUDERDALE, FL 33304

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3...
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 47324 JANUARY 2022 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 100 N ANDREWS AVE 7TH FLOOR
 FORT LAUDERDALE, FL 33301



9590 9402 6893 1104 8153 70

2. Article Number (Transfer from service label)

7021 0950 0000 3270 4653

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
X City of Fort Lauderdale
 Mailroom/Receiving
 100 N Andrews Ave 1216
 Fort Lauderdale, FL 33301
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- | | |
|--|---|
| <input checked="" type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input checked="" type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Mail
 Restricted Delivery
 00)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 47324 JANUARY 2022 WARNING
 OFFICE OF THE ATTORNEY GENERAL
 THE CAPITAL
 ALBANY, NY 12224



9590 9402 6893 1104 8153 87

2. Article Number (Transfer from service label)

7021 0950 0000 3270 4660

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVER

A. Signature

X Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

RECEIVED

DEC 08 2021


NYS DEPT OF LAW

ADMINISTRATIVE SERVICES

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>												
<p>1. Article Addressed to:</p> <p style="text-align: center;">TD 47324 JANUARY 2022 WARNING OFFICE OF THE ATTORNEY GENERAL 28 LIBERTY STREET NEW YORK, NY 10005</p>  <p style="text-align: center;">9590 9402 6893 1104 8153 63</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below <input type="checkbox"/> No</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">RECEIVED</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">NOV 23 2021</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">NY50AG MAILROOM</p> </div>												
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7021 0950 0000 3270 4677</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation®</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Restricted Delivery</td> </tr> </table> <p>Mail Mail Restricted Delivery</p>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation®	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation®												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 47324 JANUARY 2022 WARNING
 CORPORATION SERVICE COMPANY, REGISTERED AGENT
 O/B/O FORT LAUDERDALE RESIDENCES HOTEL
 CONDOMINIUM ASSOCIATION, INC.
 1201 HAYS STREET
 TALLAHASSEE, FL 32301



9590 9402 6893 1104 8159 50

2. Article Number. (Transfer from service label)

7021 0950 0000 3270 4707

PS Form 3811, July 2020, PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Kaitlyn Manning

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes

Kaitlyn Manning

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 47324 JANUARY 2022 WARNING
 LETITIA JAMES, ATTORNEY GENERAL FOR
 THE STATE OF NEW YORK AND STATE OF NEW YORK,
 HILLARY G. CHAPMAN
 28 LIBERTY STREET
 NEW YORK, NY 10005



9590 9402 6893 1104 8158 20

2. Article Number (Transfer from service label)

7021 0950 0000 3270 4684

COMPLETE THIS SECTION ON DELIVERY

A. Signature

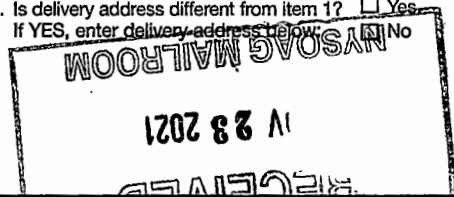
X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
 Mail Restricted Delivery
 (over 500)