

This Instrument Prepared By:  
LAW OFFICE OF JOSE R. FERNANDEZ PA  
2782 SW 87 AVE #100  
MIAMI, FL 33165

**WARNING!**

**THIS LEGAL DOCUMENT REFLECTS THAT A LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR 15 YEARS FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.**

**CLAIM OF LIEN**

STATE OF FLORIDA,  
COUNTY OF MIAMI DADE.

BEFORE ME, the undersigned notary public, personally appeared JOSE R. FERNANDEZ, who was duly sworn and says that she/he is JOSE R. FERNANDEZ (licnor or agent of lienor) whose address is 2780 SW 87 AVENUE #100 MIAMI, FL 33165; and that in accordance with a contract with JOSE E. PARRILLA, AS PRESIDENT OF IQP PROPERTIES INC, INVESTQUEST PARTNERS HOLDINGS, INC. INVESTQUEST PARTNERS, INC., INVESTQUEST PARTNERS NORTH, INC. INVESTQUEST PARTNERS SOUTH, INC, lienor furnished MONETARY SERVICES UNDER PROMISSORY NOTE DATED JANUARY 2017 on the following described real property in MIAMI DADE County, Florida: (legal description)

**18796 SW 78 COURT CUTLER BAY, FL 33157**

CUTLER CAY  
PB 182-23 T-21739  
LOT 1 BLK 2  
LOT SIZE 24241 SQ FT  
FAU 30 6003 032 0010 THRU 5290  
F/A/U 30-6003-034-0310  
COC 24282-3838 02 2008 1

**955 NE 98 STREET MIAMI, SHORES, FL 33138**

6-6 53 42  
MIAMI SHORES SEC 3 PB 10-37  
LOT 4 & SWLY20FT OF LOT 3 BLK 80  
LOT SIZE SITE VALUE  
OR 20824-2519 08 2002 5  
COC 25827-1478 06 2007 6

**850 NW 207 STREET MIAMI, FL 33169**

NORTH DADE COUNTRY CLUB VILLAGE  
SECTION 3 PB 84-17  
LOT 13 BLK 6  
LOT SIZE SITE VALUE  
OR 21148-2838 0403 3  
F/A/U 30-1135-015-0130  
COC 21770-0487 10 2003 1

**1680 NW 22 COURT MIAMI, FL 33125**

WASHBURNS 2ND ADD PB 6-1  
LOT 6 & S1FT OF E67 FT OF LOT 5  
BLK 2  
LOT SIZE IRREGULAR  
OR 20330-2884 03 2002 1  
COC 22276-1243 04 2004 1

**11525 NOGALES STREET CORAL GABLES, FL 33156**

7 55 41 .488 AC M/L  
PL OF LEYSHON PROP PB 39-5  
E162.68FT OF S1/2 OF E325.06FT  
OF TR 1  
OR 18850-0304 08/2001 1

**1230 STILL WATER DRIVE MIAMI, FL 33141**

BISCAYNE BEACH-2ND ADDN  
LOT 25 & RIP RIGHTS 20FT DEPTH  
BLK 16 PB 46-30  
LOT SIZE 50.000 X 180  
OR 19518-1452 02 2001 1

**3411 GRANADA BLVD CORAL GABLES, FL 33134**

18 54 41  
CORAL GABLES COUNTRY CLUB SEC  
PT 3 PB 10-52  
W23FT OF LOTS 11 & 12 & ALL LOTS  
25 & 26 BLK 31  
LOT SIZE 100.000 X 166  
OR 20253-0338 02/2002 1

**2501 SW 22 AVE MIAMI, FL 33133**

CITRUS PARK PB 7-81  
E80FT OF W95FT OF LOT 3 & N27FT  
OF E80FT OF W95FT LOT 2  
LOT SIZE 72 X 80  
OR 18605-0805 02 2001 6  
COC 23721-3489 08 2005 1

**112 NW 24 COURT MIAMI, FL**

GLENROYAL-AMD PB 5-56  
LOT 267  
LOT SIZE 50.000 X 142  
OR 13483-3082 1187 1

**84 NE 50 STREET MIAMI, FL 33137**

BELLAIRE SUB PB 6-24  
LOT 2 BLK 2  
LOT SIZE 50.000 X 117  
73R-32680

owned by with JOSE E. PARRILLA, AS PRESIDENT OF IQP PROPERTIES INC, INVESTQUEST PARTNERS HOLDINGS, INC. INVESTQUEST PARTNERS, INC., INVESTQUEST PARTNERS NORTH, INC. INVESTQUEST PARTNERS SOUTH, INC of a total value of \$806,250.00 of which there remains unpaid principal of \$586,250.00 (FIVE HUNDRED EIGHTY SIX THOUSAND THOW HUNDRED AND FIFTY DOLLARS), together with finance charges thereon a the rate of 25 % per annum from JANUARY 2017 TIL PRESENT.

Signature of Lienor/Agent *[Signature]*  
Printed Name of Lienor/Agent JOSE R. FERNANDEZ  
Address 2780 SW 87 AVE #100 MIAMI, FL 33165

SWORN TO AND SUBSCRIBED before me by JOSE R. FERNANDEZ who is personally known to me or produced FDL as identification, and who did        take an oath, this 4 day of May, 2018.

Signature of Notary *[Signature]*  
Printed Name of Notary Allison Milo  
Commission No/Expiration 10/13/2020

SEAL:

