

# UNOFFICIAL COPY

Doc#: 2326516094 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/22/2023 02:54 PM Pg: 1 of 2

**WHEN RECORDED MAIL TO:**

**Seggio Capital, LLC**  
534 N. Clark St  
Chicago, IL 60654  
312-502-6261  
2113469

[Space Above This Line For Recording Data]

APN/Parcel Number: 13-23-332-025-0000

## ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, GITSIT Solutions, LLC, aka Kondaur Capital, LLC whose address is 333 South Anita Drive, Suite 400, Orange, CA 92868, hereby assigns, and transfers to Seggio Capital, LLC, whose address is 534 N. Clark St, Chicago, IL 60654, all its right, title and interest in and to that certain Mortgage executed by Ezequiel Ortega, Maria Ortega, Husband and Wife, with an original principal amount of \$420,000.00 to JPMorgan Chase Bank, N.A., and bearing the date of July 25, 2006 and recorded as Instrument Number 0620940095 on July 28, 2006 of Official Records in the County Recorder's office of Cook County, State of Illinois, describing land therein as:

**LOT 10 IN BLOCK 1 IN BELMONT AND NORTH CENTRAL PARK AVENUE ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as: 3230 N CENTRAL PARK AV, CHICAGO, IL 60618

IN WITNESS WHEREOF, the Assignor has caused these presents to be signed by its duly authorized officer this 21<sup>st</sup> day of September, 2023.

**GITSIT Solutions, LLC, aka Kondaur Capital, LLC**

By: \_\_\_\_\_

Name: Duy Ho

Title: Collateral Manager

## UNOFFICIAL COPY

A notary public or court officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

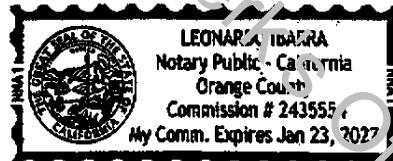
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS.

On September 21, 2023 before me, Leonardo Ibarra, Notary Public, personally appeared Duy Ho, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under penalty of perjury under laws of the State of California that the foregoing paragraph is true and correct.



Notary Public  
My Commission Expires:



This Statement Prepared by: Duy Ho  
GITSIT Solutions, LLC  
333 South Anita Drive, Suite 400  
Orange, CA 92868