

# UNOFFICIAL COPY

Doc#. 2403306386 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2024 04:08 PM Pg: 1 of 6

Dec ID 20240201626171  
ST/CO Stamp 0-205-085-744 ST Tax \$68.50 CO Tax \$34.25  
City Stamp 0-608-394-288 City Tax: \$719.25

**Fidelity National Title**

**RECORDING COVER PAGE**

**SWD**

**SCKL230568277**

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Commitment Number: 230568277

Seller's Loan Number: 0032505414

This instrument prepared by: Courtney E. Dec, Esq., 8940 Main Street, Clarence, NY 14031,  
866-333-3081.

After Recording Return To:

LETICIA PELAYO

841 E 152ND ST

PHOENIX, IL 60426

Mail Tax Statements To: **LETICIA PELAYO: 841 E 152ND ST, PHOENIX, IL 60426****PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER****20-36-306-001-0000****SPECIAL/LIMITED WARRANTY DEED**

The grantor, **DLJ MORTGAGE CAPITAL, INC.**, whose tax-mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119** for and in consideration of \$68,500.00 (Sixty Eight Thousand Five Hundred Dollars and Zero Cents), hereby grants, bargains, sells, and conveys to the grantee, **LETICIA PELAYO**, whose tax mailing address is **841 E 152ND ST, PHOENIX, IL 60426**, all of the following described and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

**LOT 1 IN BLOCK 3 IN CONSTANCE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 8320 S ANTHONY AVE, CHICAGO, IL 60617**

Prior instrument reference: **Doc # 2334134062**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

**FIDELITY NATIONAL TITLE**

*SKL 230568277*

*1/1*

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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 the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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Executed by the undersigned on JAN 29, 2024:

**DLJ MORTGAGE CAPITAL, INC., By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: [Signature] JAN 29 2024

Name: Conrad Stribakos

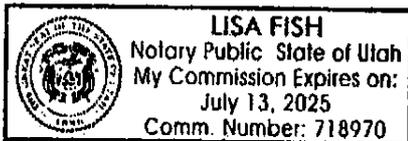
Its: Document Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Jan 29, 2024. Before me, LISA FISH, a Notary Public of said State and County aforesaid, personally appeared Conrad Stribakos  Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for DLJ MORTGAGE CAPITAL, INC.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

\*Personally Known

[Signature]  
Notary Public



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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Agent

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**REAL ESTATE TRANSFER TAX**

02-Feb-2024

		<b>COUNTY:</b>	34.25
		<b>ILLINOIS:</b>	68.50
		<b>TOTAL:</b>	102.75
20-36-306-001-0000		20240201626171	0-205-085-744

**REAL ESTATE TRANSFER TAX**

02-Feb-2024

	<b>CHICAGO:</b>	513.75
	<b>CTA:</b>	205.50
	<b>TOTAL:</b>	719.25 *
20-36-306-001-0000   20240201626171   0-608-394-288		

\* Total does not include any applicable penalty or interest due.

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