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2406134050

Doc# 2406134050 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2024 02:17 PM PG: 1 OF 7

File Number: ORG-68868

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

Mail Tax Statements To: **Stefanie E. Ammerman**, 9231 Sayre Avenue, Morton Grove, IL
60053

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-18-106-044-0000

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

Stefanie E. Ammerman who acquired title as **Stefanie E. Premarathna** and **Manondra A. Premarathna**, now divorced, hereinafter grantors, whose tax-mailing address is **9231 Sayre Avenue, Morton Grove, IL 60053**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Stefanie E. Ammerman**, a single woman, hereinafter grantee, whose tax mailing address is **9231 Sayre Avenue, Morton Grove, IL 60053**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Morton Grove, County of Cook, State of IL, and is described as follows: Lot 28 (Except the South 31 feet thereof) and all of Lot 29, in Block 4 in Golf View Gardens, being a Subdivision in the West one-half of Section 18, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Being the same premises conveyed from North Shore Holdings, Ltd. to Stefanie E Premarathna and Manondra A Premarathna in a deed dated 05/10/2018 and recorded date

REAL ESTATE TRANSFER TAX

01-Mar-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

10-18-106-044-0000

| 20240201639865 | 1-170-082-352

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05/11/2018 in Instrument Number 1813149047 of the official records.
APN: 10-18-106-044-0000

Property Address is: 9231 Sayre Avenue, Morton Grove, IL 60053

Prior instrument reference: 1813149047

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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.

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

Cook County Clerk's Office

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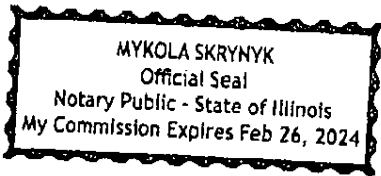
Executed by the undersigned on April 2, 2021:

[Signature]
Stefanie E. Ammerman who acquired title as Stefanie E. Premarathna

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on April 02, 2021 by Stefanie E. Ammerman who acquired title as Stefanie E. Premarathna who is personally known to me or has produced DU as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public




PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Executed by the undersigned on 03/31, 2021 :


This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in COOK County Superior Court, Case Number: 2020 D 230374 relating to subject premises. MANONDRA PREMARATHNA acknowledges that no money or other consideration is owed to him/her for this real property.



Manondra A. Premarathna

STATE OF IL
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 3/31, 2021 by Manondra A. Premarathna who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE


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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 4-2-21


Buyer, Seller or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3/31, 2021

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Magondra A Premaratna
this 31 day of March,
2021.

NOTARY PUBLIC [Signature]



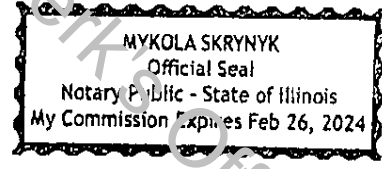
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date April 2, 2021

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Stephanie Erin Ammerman
This 02nd day of April,
2021.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Mary Chromack being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quitclaim Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Stefanie E. Ammerman WATA Stefanie E.
Premarathna and Manondra A. Premarathna

(print name(s) of executor/grantor)

Stefanie E. Ammerman

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]
Affiant's Signature Above

2-15-2024

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

Feb 15, 2024

Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public

Commonwealth of Pennsylvania - Notary Seal
SHANNON M MCINTYRE - Notary Public
Allegheny County
My Commission Expires Jun 24, 2024
Commission Number 1270193

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.

EXEMPT-PURSUANT TO SECTION 1-11-5
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO. 11369 DATE 2.26.24

ADDRESS 9231 SAYRE
(VOID IF DIFFERENT FROM DEED)

BY [Signature]