

# UNOFFICIAL COPY

Doc#: 2327113210 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2023 12:36 PM Pg: 1 of 3

Owner's Name and Address  
and Taxes To:

ALLAN E. ZINKANN  
LEIGH FRESKOS  
1104 S. WHIPPOORWILL LN.  
PALATINE IL 60067

Beneficiary's Name and Address:

Name ZINKANN/FRESKOS  
Living Trust dated  
SEPTEMBER 21, 2023  
1104 S. WHIPPOORWILL LN.  
PALATINE IL 60067

## TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT made this SEPTEMBER 21, 2023, by ALLAN E. ZINKANN and LEIGH FRESKOS, HUSBAND AND WIFE, of the County of COOK, State of Illinois (herein "Owner/Owners"), being the sole Owner(s) of the following legally-described residential real estate located in COOK County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Property Identification Number:

02-28-210-005-0000

Property Address: 1104 S. WHIPPOORWILL LN. PALATINE IL 60067

The Owner(s), being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last to die, the above-described real estate to:

**THE THEN ACTING TRUSTEE OF ZINKANN/FRESKOS LIVING TRUST  
DATED SEPTEMBER 21, 2023.**

IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set his/her/their hand(s) and seal(s) this SEPTEMBER 21, 2023

  
X  
\_\_\_\_\_  
ALLAN E. ZINKANN, Owner

  
\_\_\_\_\_  
LEIGH FRESKOS, Owner

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AFFIX TRANSFER TAX STAMP

OR

Exempt under provisions of 33 ILCS 200/31-45, Paragraph , Illinois Real Estate Transfer Tax Law.

9/21/23

Date Buyer, Seller, or Representative

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) ALLAN E. ZINKANN & LEIGH FRESKOS as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

Wendy Bourke, residing at Palatine IL  
Witness Address

Ramoth Zamer, residing at Palatine IL  
Witness Address

STATE OF ILLINOIS )  
COUNTY OF COOK )

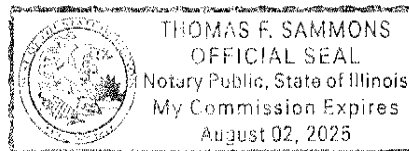
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALLAN E. ZINKANN and LEIGH FRESKOS Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this SEPTEMBER 21, 2023

Tom Sammons

Notary Public

PREPARED BY AND RETURN TO:  
Name TOM SAMMONS  
Address 502 N PLUM GROVE  
Address PALATINE IL 60067



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LOT 5 IN BLOCK 11 IN HUNTING RIDGE UNIT NO. 3 BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF HUNTING RIDGE UNIT NO 2, RECORDED IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS ON APRIL 14, 1969 AS DOCUMENT NO. 20809410 AND ALSO OUT BLOCK 10 IN SAID HUNTING RIDGE UNIT NO. 2 EXCEPTING THE NORTH 225 FEET OF THE EAST 270 FEET OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office