

# UNOFFICIAL COPY

## Illinois Statutory Short Form Power of Attorney for Property



Prepared by:

Jonathan A. Vold, Atty At Law  
900 E. Northwest Highway  
Mt. Prospect, Illinois 60056

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7837/0227 05 001 Page 1 of 5  
2001-09-24 15:12:32  
Cook County Recorder 29.50



Mail recorded document to:

Jonathan A. Vold  
900 E. Northwest Hwy.  
Mt. Prospect, IL 60056

(Complete portion above if the agent will have power to convey any interest in real estate; space at right is reserved for recorder's office)

1st AMERICAN TITLE order # A00012384 NW 10fy

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW," OF WHICH THIS FORM IS A PART (SEE THE BACK OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

POWER OF ATTORNEY made this 13<sup>th</sup> day of August, 2001:

\*a/k/a Mahesh Shah

1. I, MAHESH K. SHAH,\* of 613 Maple Ct., Mt. Prospect, Cook County, Illinois 60056, as principal, hereby appoint JONATHAN A. VOLD, of 900 E. Northwest Hwy., Mt. Prospect, Cook County, Illinois 60056, as agent, to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- |  |   |
|--|---|
| (a) Real estate transactions.  | (i) Tax matters.                                  |
| (b) Financial institution transactions.                                | (j) Claims and litigation.                        |
| (c) <del>Stock and bond transactions.</del>                            | (k) <del>Commodity and option transactions.</del> |
| (d) <del>Tangible personal property transactions.</del>                | (l) <del>Business operations.</del>               |
| (e) <del>Safe deposit box transactions.</del>                          | (m) Borrowing transactions.                       |
| (f) <del>Insurance and annuity transactions.</del>                     | (n) Estate transactions                           |
| (g) <del>Retirement plan transactions.</del>                           | (o) All other property powers and transactions.   |
| (h) <del>Social Security, employment, military service benefits.</del> |   |

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LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

**This power of attorney is specific to actions related to the sale on or after August 31, 2001 of property located at 613 Maple Ct., Mt. Prospect, Illinois 60056, and legally described as stated in Exhibit A, attached hereto and made a part hereof.**

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

**No other powers.**

*(YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)*

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

*(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)*

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

*(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)*

6. ( X ) This power of attorney shall become effective on (insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect):

**August 31, 2001.**

7. ( X ) This power of attorney shall terminate on (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death):

**Upon conclusion of the aforesaid transaction, but no later than October 31, 2001.**

*(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)*

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

**None.**

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For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

*(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)*

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed:

MAHESH K. SHAH  
Principal

*(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION (OPPOSITE THE SIGNATURES OF THE AGENTS.)*

Specimen signatures of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

Agent

Principal

Successor Agent

Principal

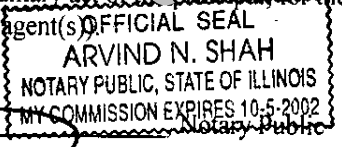
*(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.)*

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The undersigned, a Notary Public in and for the above county and state, certifies that **MAHESH K. SHAH** known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the additional witness in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth (, and certified to the correctness of the signature(s) of the agent(s).

Dated 8/21/01  
My commission expires 10/5/2002

Ar N



The undersigned witness certifies that **MAHESH K. SHAH**, known to me to be the same person whose name is subscribed as **PRINCIPAL** to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory.

Dated 8/21/01  
State of IL )

S J mentu  
Witness

88128803100

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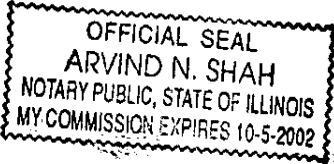
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County of Cook )  
  ) ss

The undersigned, a Notary Public in and for the above county and state, certifies that SHRMI STADEN J MEHTA, known to me to be the same person whose name is subscribed as **WITNESS** to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the witness, for the uses and purposes therein set forth.

Dated 8/21/01  
My commission expires 10/5/2002

Arvind Notary Public



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0010888132

First American Title Insurance Company  
2300 N Barrington Rd Ste 200, Hoffman Estates, IL 60195

**ALTA Commitment  
Schedule C**

File No.: A02012384

**Legal Description:**

Parcel 1: The North 20.50 feet of the South 107.84 feet (except the East 26.0 feet thereof) and the North 12.0 feet of the South 98.83 feet of the East 26.0 feet of the following described tract of land: The East 128.17 feet of the West 320.67 feet of the North 173.66 feet of the South 251.16 feet of Lot 3 in Maple Crest Subdivision, a subdivision of part of the Northeast 1/4 of Section 34, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement s appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration recorded as Document Number 22176857

PIN #: 03-34-200-100

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