

**ILLINOIS STATUTORY POWER OF ATTORNEY FOR PROPERTY**

(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 A POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. 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. 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.



Handwritten initials: JCE

POWER OF ATTORNEY MADE THIS 10 DAY OF OCT, 2001.

I, THOMAS R. OHKA, here appoint my attorney, MARY LOU ZURAWSKI as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could 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 or additions to the specified powers inserted in paragraph 2 or 3 below:

a. Real estate transactions

Specifically to sign whatever documents and to do whatever is necessary to accomplish the closing of the property located at 4738 N. Lawndale, Chicago, IL 60625

Legally described as: PIN# 13-14-104-053

THE SOUTH 33 FEET OF THE NORTH 270.45 FEET OF THE EAST 158 FEET (EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR STREET) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars:

The agent is authorized to: sell the subject real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interest in and powers of restriction under any land trust); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; exercise all powers with respect to real estate which the principal could do if present and under no disability; and also to deal with the contents and personal property located in/on the subject property.

3. 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.

1219512

AGTE INC

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

- 4. This power of attorney shall become effective immediately.
- 5. This power of attorney shall terminate upon closing of the above property.
- 6. 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.

*Thomas R. Ohka*

THOMAS R. OHKA

SIGN NAME EXACTLY PRINTED ABOVE

344 40 7871

Your social security Number

STATE OF CALIFORNIA ) SS ) COUNTY OF Stanislaus )

The undersigned, a notary public in and for the above county and state, certifies that THOMAS R. OHKA, known to me to be the same person whose name is subscribed as principal 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 principal, for the uses and purposes therein set forth.



Subscribed and sworn to before me this 10<sup>th</sup> day of October, 2001

This document was prepared by:  
MARY LOU ZURAWSKI Attorney at Law  
6121 N. Northwest Highway Suite 102  
Chicago, Illinois 60631 (773) 792-1885

*Mary F. Paris*  
Notary Public



**COMPLETE ONLY IF THIS DOCUMENT IS TO BE RECORDED**

## AFFIDAVIT

STATE OF ILLINOIS ) SS ) COUNTY OF C O O K )

The undersigned Affiant (the Agent/attorney-in fact), being first duly sworn on oath says, and also covenants with and warrants the following:

1. That the copy of the attached Power of Attorney is a true copy of the agency and;
2. That to the best of Affiant's knowledge, the Principal is alive; and
3. That the relevant powers of the Affiant (Agent) have not been altered or terminated; and
4. That this Affidavit is made pursuant to the provisions of the Illinois Power of Attorney Act, for the purposes stated therein, including but not limited to inducing third parties to honor the Affiant's (Agent's) authority.

Affiant further states naught.

AFFIANT:

\_\_\_\_\_  
(Seal)

Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
Notary Public

This instrument was prepared by and should be MAILED TO: \_\_\_\_\_

0020019870