

4 000870



0020549655

State of Illinois © 1999 State Bar of Illinois  
Cook County Recorder

Page 1

Web Page: www.cookcountyrecorder.com

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE TO THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO SUE, BE SUED OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY NOW OR IN THE FUTURE. YOUR AGENT WILL HAVE TO USE CARE TO ACT FOR YOUR BEST INTERESTS AND IN ACCORDANCE WITH THE TERMS AND NEP A RECORD OF HIS/HER ACTIONS. YOUR AGENT WILL HAVE TO SIGN AS AN AGENT FOR YOUR BEST INTERESTS AND IN ACCORDANCE WITH THE TERMS AND NEP A RECORD OF HIS/HER ACTIONS. YOUR AGENT WILL HAVE TO SIGN AS AN AGENT FOR YOUR BEST INTERESTS AND IN ACCORDANCE WITH THE TERMS AND NEP A RECORD OF HIS/HER ACTIONS. YOUR AGENT WILL HAVE TO SIGN AS AN AGENT FOR YOUR BEST INTERESTS AND IN ACCORDANCE WITH THE TERMS AND NEP A RECORD OF HIS/HER ACTIONS.

Author of Attorney: 28 May 11 2002  
I, Douglas Knighton of 1637 Kenyon Dr, Naperville, IL 60565  
appoint Maja Knighton of 1637 Kenyon Dr., Naperville, IL 60565

as my attorney-in-fact (my "agent") to do for me and in my name all the things I could do in person with respect to the following powers, as defined in Section 2-6 of the "Statutory Short Form Power of Attorney for Property Act" (605 ILCS 5/2-6), or subject to any limitations on or additions to the specified powers listed in paragraph 3 or 4 below:

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

- (1) Real estate transactions.
- (2) Personal services transactions.
- (3) Bank and bank transactions.
- (4) Receipt personal property transactions.
- (5) All other powers not listed.
- (6) Insurance and annuity transactions.
- (7) Intellectual property transactions.
- (8) Real estate, employment, or other assets.
- (9) Tax matters.
- (10) Claims and litigation.
- (11) Cemetery and other transactions.
- (12) Business operations.
- (13) Business transactions.
- (14) Other transactions.
- (15) All other powers not listed.

EXEMPTIONS AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THE POWER OF ATTORNEY IF THEY ARE SPECIFICALLY CHECKED BELOW:  
2. The powers granted above shall not include the following powers or shall be modified or limited in the following particular: (You may include any specific limitations you deem appropriate, such as a prohibition or condition on the sale of particular stock or real estate, or a power to borrow money from a bank.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. In addition to the powers granted above, I grant my agent the following powers from you may add any other desirable powers not listed above. (You may include any specific limitations you deem appropriate, such as a prohibition or condition on the sale of particular stock or real estate, or a power to borrow money from a bank.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 NEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE CHECKED OUT.

4. My agent shall have the right to employ attorneys to defend any or all of the foregoing powers including the authority to defend against any claim or lawsuit.

LAWYERS TITLE  
PICK-UP

# UNOFFICIAL COPY

03/28/2002 14:16 FAX 630 820 8437

PRINCIPAL OF ONLY

004

11/08/01 11:00 FAX

COMMUNALITE

002/004

YOUR AGENT WILL BE POWERED TO REPRESENT YOU FOR ALL NECESSARY BUSINESS PURPOSES IN ACTING UNDER THE POWER OF ATTORNEY. PLEASE PRINT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. AGENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL REMAIN EFFECTIVE AT THE TIME THIS POWER IS REVOKED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BUSINESS OR OPERATION IS MADE BY HEREAFTER AND COMPLETED EITHER FOR EACH OF THE FOLLOWING:

1. *PK* The power of attorney shall become effective on March 29, 2002

2. *PK* The power of attorney shall terminate on May 28, 2002

IF YOU WISH TO NAME SUCCESSOR AGENTS, PRINT THE NAMES AND ADDRESSES OF EACH SUCCESSOR IN THE FOLLOWING PARAGRAPH:

3. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (mark to not allow and immediately in the order named in number 1) to each agent:

For purposes of this paragraph 4, a joint or several shall be construed to be interpreted if used with the person is a father or an authorized beneficiary or disabled parent of the person is unable to give consent or for Agent authorization to business systems, as certified by a licensed physician.

IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, BY THE SHORT A COURT ORDER THAT ONE SPECIES OR APPROXIMATE, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY REPEATING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FEELS THAT SUCH APPOINTMENT WILL BE IN YOUR BEST INTERESTS AND WELFARE. PRINT OUT PARAGRAPH 5 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

5. If a guardian of my estate (my personal) is to be appointed, I authorize the agent named under this power of attorney to execute, to execute without bond or security, all such bills, orders, and other documents as may be required, and to do so in my name and on my behalf.

6. I am fully informed as to all the contents of this form and I understand the full impact of this grant of power to my agent.

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

Signature of agent (full name) Mary Knighton Douglas Knighton  
I hereby (for the signature of my agent (full name) my consent.

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)

State of Illinois  
County of Cook

The undersigned, a notary public in and for the above county and state, do hereby certify that the foregoing power of attorney, appeared before me in person or other legal agent and exhibiting the instrument on the legal authority of the principal, for the use and purpose therein set forth, and certified to the contents of the instrument.

Date: 3/28/02  
Mary & Douglas Knighton  
Paula Douglas  
By commission expires \_\_\_\_\_



(THE NAME AND ADDRESS OF THE AGENT OR SUCCESSOR AGENT MUST BE PRINTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by + mail to: MASA 80164900, 11037 Kenyon Dr., Naperville, IL 60565

Lawyers Title Insurance Corporation

20549655

NAME  
STREET ADDRESS  
CITY STATE ZIP

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

(The Above Space for Recorder's Use Only)

**LEGAL DESCRIPTION:**

Lot 14 (except the North 16 feet) Lot 15 and the North 5 feet of Lot 16 in Block 3 in Aviation Addition, being a Subdivision of all Lots in Blocks 1, 2, 3, 4, 5, 6, 7 and 8 in Community Center Addition, a Subdivision of the East 1/2 of the West 1/2 of the Southwest 1/4 of Fractional Section 29, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Tax ID Number: 30-29-309-027

Property Address: 17543 Roy Street  
Lansing, IL 60438

STREET ADDRESS: \_\_\_\_\_

PERMANENT TAX INDEX NUMBER: \_\_\_\_\_

THE SPACE ABOVE IS NOT PART OF OFFICIAL STATUTORY FORM. IT IS ONLY FOR THE AGENT'S USE IN RECORDING THIS FORM WHEN NECESSARY FOR REAL ESTATE TRANSACTIONS.

### Section 3-4 of the Illinois Statutory Short Form Power of Attorney for Property Law

Section 3-4. Explanation of powers granted in the statutory short form power of attorney for property. This Section defines each category of powers listed in the statutory short form power of attorney for property and the effect of granting powers to an agent. When the title of any of the following categories is retained (not struck out) in a statutory property power form, the effect will be to grant the agent all of the principal's rights, powers and discretions with respect to the types of property and transactions covered by the retained category, subject to any limitations on the granted powers that appear on the face of the form. The agent will have authority to exercise each granted power for and in the name of the principal with respect to all of the principal's interests in every type of property or transaction covered by the granted power at the time of exercise, whether the principal's interests are direct or indirect, whole or fractional, legal, equitable or contractual, as a joint tenant or to act in common or held in any other form; but the agent will not have power under any of the statutory categories (a) through (c) to make gifts of the principal's property, to exercise powers to appoint to others or to change any beneficiary whom the principal has designated to take the principal's interests at death under any will, trust, joint tenancy, beneficiary form or contractual arrangement. The agent will be under no duty to exercise granted powers or to assume control of or responsibility for the principal's property or affairs; but when granted powers are exercised, the agent will be required to use due care to act for the benefit of the principal in accordance with the terms of the statutory property power and will be liable for negligent exercise. The agent may act in person or through others reasonably employed by the agent for that purpose and will have authority to sign and deliver all instruments, negotiate and enter into all agreements and do all other acts reasonably necessary to implement the exercise of the powers granted to the agent.

(a) Real estate transactions. The agent is authorized to: buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easements, create conditions and release rights of homestead with respect to real estate; create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessments; and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

(b) Financial Institution transactions. The agent is authorized to: open, close, continue and control all accounts and deposits in any type of financial institution (which term includes, without limitation, banks, trust companies, savings and building and loan associations, credit unions and brokerage firms); deposit in and withdraw from and write checks on any financial institution account or deposit; and, in general, exercise all powers with respect to financial institution transactions which the principal could if present and under no disability.

(c) Stock and bond transactions. The agent is authorized to: buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments); collect, hold and safekeep all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities; exercise all voting rights with respect to securities in person or by proxy, enter into voting

20549655

# UNOFFICIAL COPY

(d) **Tangible personal property transactions.** The agent is authorized to buy and sell, lease, exchange, collect, possess and take title to all tangible personal property; move, store, ship, restore, maintain, repair, improve, manage, preserve, insure and safekeep tangible personal property; and, in general, exercise all powers with respect to tangible personal property which the principal could if present and under no disability.

(e) **Safe deposit box transactions.** The agent is authorized to: open, continue and have access to all safe deposit boxes; sign, renew, release or terminate any safe deposit contract; drill or surrender any safe deposit box; and, in general, exercise all powers with respect to safe deposit matters which the principal could if present and under no disability.

(f) **Insurance and annuity transactions.** The agent is authorized to: procure, acquire, continue, renew, terminate or otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, accident, health, disability, automobile casualty, property or liability insurances); pay premiums or assessments on or surrender and collect all distributions, proceeds or benefits payable under any insurance or annuity contract; and, in general, exercise all powers with respect to insurance and annuity contracts which the principal could if present and under no disability.

(g) **Retirement plan transactions.** The agent is authorized to contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for the principal under any retirement plan; make rollover contributions from any retirement plan to other retirement plans or individual retirement accounts; exercise all investment powers available under any type of self-directed retirement plan; and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the principal could if present and under no disability.

(h) **Social Security, unemployment and military service benefits.** The agent is authorized to: prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receive for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service and governmental benefits which the principal could if present and under no disability.

(i) **Tax matters.** The agent is authorized to sign, verify and file all the principal's federal, state and local income, gift, estate, property and other tax returns, including joint returns and declarations of estimated tax; pay all taxes due; sue for and receive all tax refunds; examine and copy all the principal's tax returns and records; represent the principal before any federal, state or local revenue agency or taxing body and sign and deliver all tax powers of attorney on behalf of the principal that may be necessary for such purposes; waive rights and sign all documents on behalf of the principal as required to settle, pay and determine all tax liabilities; and, in general, exercise all powers with respect to tax matters which the principal could if present and under no disability.

(j) **Claims and litigation.** The agent is authorized to: institute, prosecute, defend, abandon, compromise, arbitrate, settle and dispose of any claim in favor of or against the principal or any property interests of the principal; collect and receipt for any claim or settlement proceeds and waive or release all rights of the principal; employ attorneys and others and enter into contingency agreements and other contracts as necessary in connection with litigation; and, in general, exercise all powers with respect to claims and litigation which the principal could if present and under no disability.

(k) **Commodity and option transactions.** The agent is authorized to: buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and receipt for all proceeds of any such transactions; establish or continue option accounts for the principal with any securities or futures broker; and, in general, exercise all powers with respect to commodities and options which the principal could if present and under no disability.

(l) **Business operations.** The agent is authorized to: organize or continue and conduct any business (which term includes, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation) in any form, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the principal could if present and under no disability.

(m) **Borrowing transactions.** The agent is authorized to: borrow money; mortgage or pledge any real estate or tangible or intangible personal property as security for such purposes; sign, renew, extend, pay and satisfy any notes or other forms of obligation; and, in general, exercise all powers with respect to secured and unsecured borrowing which the principal could if present and under no disability.

(n) **Estate transactions.** The agent is authorized to: accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the principal; assert any interest in and exercise any power over any trust, estate or property subject to fiduciary control; establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could if present and under no disability; provided, however, that the agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the principal or require the trustee of any trust for the benefit of the principal to pay income or principal to the agent unless specific authority to that end is given, and specific reference to the trust is made, in the statutory property power form.

(o) **All other property powers and transactions.** The agent is authorized to: exercise all possible powers of the principal with respect to all possible types of property and interests in property, except to the extent the principal limits the generality of this category (a) by striking out one or more of categories (d) through (n) or by specifying other limitations in the statutory property power form.