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2002-08-09 11:16:08

Cook County Recorder 31.50



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ILLINOIS STATUTORY SHORT FORM
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 (SEE PAGES 6 THROUGH 9 AT THE END 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.)

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TICOR TITLE INSURANCE

POWER OF ATTORNEY made this 15 day of APRIL 2002

1. I, MIHAI CHEZAN
hereby appoint MARCIN KUNIWOLAK

as my attorney-in-fact (my "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 POWER 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 THE CATEGORY.)

- FOR 2310 S. RIDGEWAY, CHICAGO IL 60623
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- (a) ~~Real estate transactions.~~
 - (b) ~~Financial institution transactions.~~
 - (c) ~~Stock and bond transactions.~~
 - (d) ~~Tangible personal property transactions.~~
 - (e) ~~Safe deposit box transactions.~~
 - (f) ~~Insurance and annuity transactions.~~
 - (g) ~~Retirement plan transactions.~~
 - (h) ~~Social Security, employment and military service benefits.~~
 - (i) ~~Tax matters.~~
 - (j) ~~Claims and litigation.~~
 - (k) ~~Commodity and option transactions.~~
 - (l) ~~Business operations.~~
 - (m) ~~Borrowing transactions.~~
 - (n) ~~Estate transactions.~~
 - (o) ~~All other property powers and transactions.~~

(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):

ONLY FOR PROPERTY LOCATED AT 2310 S. RIDGEWAY, CHICAGO IL 60623

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 additions.

(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.)

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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

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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. () This power of attorney shall become effective on my physician's written determination that I am unable to give prompt and intelligent consideration to financial matters by reason of illness or mental or physical disability.
(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)

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

(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 legally disabled, resign or refuse to act, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent: _____

(IF YOU WISH TO NAME A GUARDIAN OF YOUR PERSON OR A GUARDIAN OF YOUR ESTATE, OR BOTH, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY INSERTING THE NAME(S) OF SUCH GUARDIAN(S) IN THE FOLLOWING PARAGRAPHS. THE COURT WILL APPOINT THE PERSON NOMINATED BY YOU IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVICE YOUR BEST INTERESTS AND WELFARE. YOU MAY, BUT ARE NOT REQUIRED TO, NOMINATE AS YOUR GUARDIAN(S) THE SAME PERSON NAMED IN THIS FORM AS YOUR AGENT.)

9. If a guardian of my person is to be appointed, I nominate the following to serve as such guardian: _____

10. If a guardian of my estate (my property) is to be appointed, I nominate the following to serve as such guardian: _____

11. 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 _____

Principal

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f Chicago Title Insurance Company

CUSTOMER NEWS

July 12, 2000

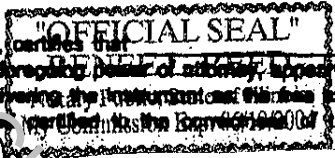
ILLINOIS POWER OF ATTORNEY ACT—RECENT AMENDMENTS

Under Public Act 91-790, effective June 9, 2000, the General Assembly amended the Illinois Power of Attorney Act (755 ILCS 45/1-1 et seq.). Among other things, the new law amends the statutory short form power of attorney for property (which form is set out at 755 ILCS 45/3-3) to require the signature of a witness.

In its original version, enacted in 1987, the statutory short form power of attorney for property (hereinafter referred to as "the statutory form") included a signature line for the principal and signature lines on which the agent and successor agents could, if desired, provide specimen signatures. The original statutory form then required notarization below the signatures. Under Public Act 91-790, however, on or after June 9, 2000, the statutory form must contain the following instruction:

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.) (Italicized portion added by P.A. 91-790.)

The amendment also modifies the special notary statement in the statutory form to indicate that the witness also appeared before the notary. The amended notary section reads as follows:

State of <u>ILLINOIS</u>		
) SS.	
County of <u>COOK</u>		
<p>The undersigned, a notary public in and for the above county and state, certifies that 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 the signature(s) of the agent(s)). (Italicized portion added by P.A. 91-790.)</p>		
Dated <u>04-15-2002</u> (SEAL)		<u>Jane Duda</u> Notary Public
My commission expires <u>06/19/2004</u>		

The amendment also requires that on or after June 9, 2000, just below the notary section, the statutory form must include the following statement for the witness' signature:

<p>The undersigned witness certifies that <u>MIHAL CHELAN</u> 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.</p>	
Dated: <u>04-15-2002</u> (SEAL)	
<u>[Signature]</u> Witness	

The witness statement requirement, in the format described above, applies to all statutory forms executed on or after June 9, 2000. Chicago Title Insurance Company recommends that all power of attorney instruments executed on or after June 9, 2000, whether in the statutory form or otherwise, contain the same witness statement and signature line.

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LOT 4 IN C. I. BOONEY'S RESUBDIVISION OF LOTS 14, 15, 16, 17, 18 AND 19
IN BLOCK 6 IN C. C. MOWRY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST
1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO
THE NORTH 1/2 OF THAT PART ADJOINING SAID LOT 4 OF VACATED ALLEY
EXTENDING EAST AND WEST THROUGH BLOCK 6 IN MOWRY'S SUBDIVISION LYING
NORTH AND ADJOINING LOTS 31 AND 34 INCLUSIVE, THE EAST 4.66 FEET OF LOT
30 AND WEST 20.41 FEET OF LOT 35, ALL IN KINGS GARDEN, BEING A
SUBDIVISION OF SAID BLOCK 6 IN COOK COUNTY, ILLINOIS

PIN: 16-26-104-056

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