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POWER OF ATTORNEY FOR PROPERTY (Illinois)

CAUTION: All warranties,
including merchantability and
fitness are excluded.

ILLINOIS STATUTORY
SHORT FORM POWER OF
ATTORNEY FOR PROP-
ERTY.

WHEN RECORDED RETURN TO:
Old Republic Title
Attn: Instant Title
320 Springside Dr.
Suite 320
Akron, OH 44333

20386270-R



Doc#: 0410715030
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/16/2004 12:24 PM Pg: 1 of 4

Above Space for Recorder's use only

POWER OF ATTORNEY made this 23rd day of July, 2003,

I, Anita J. Frederick of 1543 N. Keating, Chicago, Illinois 60651
(INSERT NAME AND ADDRESS OF PRINCIPAL)

hereby appoints: David J. Frederick, my husband, of 1543 N. Keating, Chicago, Illinois 60302
(INSERT NAME AND ADDRESS OF AGENT)

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:

- The following Real estate transaction with respect to the property described on the following page:
30 year fixed mortgage for loan amount of \$216,900 at interest rate of 6.78% with SIB Mortgage Corp., 1250 Rt. 28 Branchberg, NJ 08876, with principal and interest payments of approx. \$1,411 a month, and approximately \$25,000 cash paid over to borrowers after payoffs.
- This power of attorney shall become effective on today's date.
- This power of attorney shall terminate on September 1, 2003.
- 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.

Prepared by:

NTC - ATTN: ALAN GRAHAM
2100 ALT. 19 NORTH
PALM HARBOR, FLORIDA 34683
LOAN NO: 542053A



Anita J. Frederick
Anita J. Frederick

34
4/16/03
MS
JS

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STATE OF _____)
 R.S.A.) SS.
 COUNTY OF _____)

The undersigned, a notary public in and for the above county and state, certifies that Anita J. Frederick, 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.

Dated: 03/07/23 (SEAL)

 (NOTARY PUBLIC)
 My Commission expires N/A

The undersigned witness certifies that Anita J. Frederick, 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 her to be of sound mind and memory.

Dated: 03-07-23 (SEAL)

 (WITNESS)

This document was prepared by: Mark R. Sargis, 19 S. LaSalle St., Suite 1203, Chicago, IL 60603

Legal Description:

Street Address: 1543 N. Keating, Chicago, Illinois 60651

Permanent Tax Index Number: _____

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SECTION 3-4 of the Illinois Statutory Short For 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 tenant in common or held in any other form; but the agent will not have power under any of the statutory categories (a) through (o) 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 and do all other acts reasonably necessary to implement the exercise of the powers granted to the agent.

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.

Lou/Forms/Power of Attorney/Single Act RE POA

PA2185-000\3994.doc

Terrie Bell
Att: Carlos Lember

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Exhibit "A"

File Number: 542053

Description:

The land referred to herein is situated in the State of Illinois, County of Cook, City of Chicago described as follows:

LOTS 12 AND 13 IN BLOCK 2 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION OF THE NORTH WEST ¼ OF THE NORTH WEST (EXCEPT THE RAILROAD RIGHT OF WAY) OF SECTION 3, TOWNSHIP 39 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL

SOURCE OF TITLE: DOCUMENT NO. 97096116 (02/10/1997)

APN: 16-03-101-006-0008

Property of Cook County Clerk's Office