



# UNOFFICIAL COPY

NAME JAN LICAS  
 STREET ADDRESS 7819 W. 80TH PL.  
 CITY STATE ZIP BRIDGEVIEW IL 60455

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

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION:

LOT 42 IN CASUAL'S NEW MANOR, A SUBDIVISION OF LOTS 1 TO 56, INCLUSIVE, IN LAND'S 79TH AVENUE ESTATES, A SUBDIVISION OF PART OF THE NORTH 60 ACRES OF THE WEST 1.2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 7819 WEST 80TH PLACE, BRIDGEVIEW, IL 60455

PERMANENT TAX INDEX NUMBER 18-36-119-020-0000

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 tenant 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 to receive funds deposited and withdraw from and on checks or 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 other evidences of ownership and to exercise all powers with respect to securities, exercise of voting rights with respect to securities, exercise of proxy rights and consent to limitations on the right to vote and in general, exercise all powers with respect to securities which the principal could if present and under no disability.~~

(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.)

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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. (JK) This power of attorney shall become effective on AUGUST 1, 2005

(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. (JK) This power of attorney shall terminate on AUGUST 31, 2005

(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 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:

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 Jan Ligas (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.

Specimen signature lines for agent and principal, including the signature of Jan Ligas.

(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 Illinois }  
County of Cook } SS.

The undersigned, a notary public in and for the above county and state, certifies that Jan Ligas 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: August 1, 2005 (SEAL)



Christine Plewa Notary Public

My commission expires 3-26-2009

The undersigned witness certifies that Jan Ligas 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: August 1, 2005 (SEAL)

John Madala Witness

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by:

THADDEUS S. KOWALCZYK, ESQ. 6052 WEST 63RD STREET, CHICAGO, IL 60638

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(d) ~~Tangible personal property transactions.~~ The agent is authorized to buy and sell, lease, convey, encumber and take title to all tangible personal property...

(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...

(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...

(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 non-qualified pension, profit-sharing, stock-bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan...

(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...

(i) ~~Tax matters.~~ The agent is authorized to sign, or cause to be signed, 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, claim...

(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...

(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...

(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...

(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...

(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...

(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...