

# UNOFFICIAL COPY

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY



0735233130

Doc#: 0735233130 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/18/2007 02:14 PM Pg: 1 of 7

MAIL TO:

Kathleen Kwok  
33 N. Dearborn St #2720  
Chicago, IL 60610

STAMP

(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 POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. 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 5 AND 6 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.)

### POWER OF ATTORNEY

FIRST AMERICAN

File # 1749194

1013

1. I, YULING CHO, 5 Lynford Rd., Cherry Hill, NJ 08003

(insert name and address of principal)

hereby appoint: my daughter, RENEE O. CHO, 70 W. Huron, Unit 2410, Chicago, IL 60610

(insert name and address of agent)

RHC

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 POWERS 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 THAT CATEGORY.)

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

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(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):

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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):

Any and all powers necessary or incidental to complete the purchase of 510 W. Erie, Unit 1708 and PS 4-08, Chicago, IL 60610, specifically including the authority to execute the mortgage loan documents in my name and on my behalf in connection with said purchase.

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(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.)

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 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. *Yeh* This power of attorney shall become effective on November 19, 2007

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(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. *Yeh* This power of attorney shall terminate on December 19, 2007

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(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:  
KATHLEEN J. KWAK, Spain, Spain & Varnet, P.C., 33 N. Dearborn St., Suite 2220, Chicago, IL 60602

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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.)

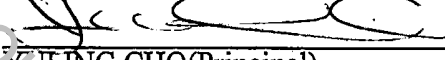
9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

LEGAL DESCRIPTION:

Permanent Index Numbers: 17-09-122-010-1100; 17-09-122-010-1275

Property Address: 510 W. Erie, Unit 1708 and PS 4-08, Chicago, IL 60610

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.

DATED this 26 day of November, 2007.  (SEAL)  
JULING CHO(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.

\_\_\_\_\_  
(agent)

\_\_\_\_\_  
(principal)

\_\_\_\_\_  
(successor agent)

\_\_\_\_\_  
(principal)

\_\_\_\_\_  
(successor agent)

\_\_\_\_\_  
(principal)

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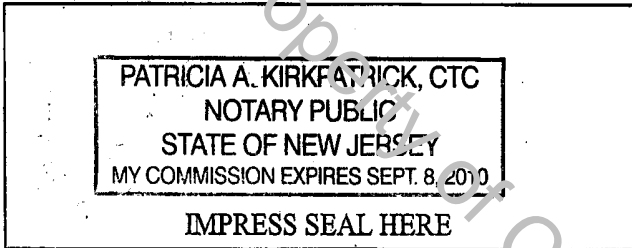
(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.)

STATE OF NEW JERSEY )  
                  Burlington ) SS.  
COUNTY OF CAMDEN )

The undersigned, a notary public in and for the above county and state, certifies that YULING CHO 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: 11/26/07 Patricia A. Kirkpatrick  
Notary Public

My commission expires \_\_\_\_\_



The undersigned witness certifies that YULING CHO 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: 11/26/07 [Signature]  
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.)

NAME AND ADDRESS OF PREPARER: + mail to  
Sheri L. Willard  
SPAIN, SPAIN & VARNET P.C.  
33 N. Dearborn #2220  
Chicago, IL 60602

Clerk's Office



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## 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 (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 interest 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 trusts 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.

(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 insurance); 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

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: RESIDENTIAL UNIT 1708 AND PARKING UNIT 4-8 IN ERIE ON THE PARK CONDOMINIUM AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ERIE ON THE PARK CONDOMINIUM MADE BY SMITHFIELD PROPERTIES X, L.L.C. WHICH DECLARATION WAS RECORDED ON JULY 12, 2002 WITH THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020765722, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: A PORTION OF LOTS 6, 7, 8, 9, 10, 11, 12, 20, 21, 22, 23, 24, 25, 26, TOGETHER WITH PART OF THE VACATED 18 FOOT ALLEY ADJOINING SAID LOTS IN BLOCK 12 (TAKEN AS A TRACT) IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

NOTE: THE NORTH LINE OF SAID TRACT IS "DUE EAST-WEST" FOR THE FOLLOWING COURSES: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 8, SAID POINT BEING 41.38 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 34 DEGREES 27 MINUTES 07 SECONDS EAST, 73.29 FEET TO A POINT IN THE EAST LINE OF SAID LOT 7, SAID POINT BEING 60.44 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 0 DEGREES 04 MINUTES EAST ALONG SAID EAST LINE OF LOT 7 3.41 FEET TO A POINT THAT IS 36 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 33 DEGREES 44 MINUTES EAST, 43.29 FEET TO THE SOUTHEAST CORNER OF LOT 6; THENCE SOUTH 40 DEGREES 29 MINUTES 40 SECONDS EAST, 23.67 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 24, SAID POINT BEING 56.67 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 34 DEGREES 27 MINUTES 07 SECONDS EAST 100.34 FEET TO A POINT IN THE EAST LINE OF SAID LOT 26, SAID POINT BEING 82.74 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 04 MINUTES EAST ON THE EAST LINE OF SAID LOT 17, 11 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE DUE WEST ON THE SOUTH LINE OF SAID TRACT, 89.35 FEET TO THE POINT THAT IS 54.65 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 34 DEGREES 23 MINUTES WEST 263.79 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 12, SAID POINT BEING 1.94 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE DUE EAST ON THE NORTH LINE OF SAID TRACT, 100.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

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ALL THAT PART OF BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTH LINE OF LOT 12, WHICH IS 1.94 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING THENCE IN THE SOUTHEASTERLY DIRECTION TO A POINT IN THE SOUTH LINE OF LOT 23, WHICH IS 54.65 FEET EAST OF THE SOUTHWEST CORNER OF LOT 21, AND EAST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF LOT 18 WHICH IS 6.80 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 02 MINUTES MEASURED FROM EAST TO NORTH, TO ITS INTERSECTION WITH THE FIRST ABOVE DESCRIBED LINE, TAKEN AS A TRACT (EXCEPT THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN AN ANGLE OF 89 DEGREES 38 MINUTES 20 SECONDS (MEASURED FROM NORTH TO EAST) WITH THE WEST LINE OF SAID TRACT, THROUGH A POINT THEREIN 143.20 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT) IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-09-122-010-1100 Vol. 0500 and 17-09-122-010-1275 Vol. 0500

Property Address: 510 West Erie #1708, Chicago, Illinois 60610

Property of Cook County Clerk's Office