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Doc#: 1101455000 Fee: \$74.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/14/2011 09:00 AM Pg: 1 of 6

**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 power 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. 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.)

1. I, **James Fitch**, presently of **12594 Misty Creek Lane, Fairfax, VA 22033**, appoint: **Robert L. Kealy**, my attorney, 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.
- (b) Financial institution transactions.
- Initials ~~JRF~~ (c) ~~Stock and bond transactions.~~
- (d) Tangible personal property transactions.
- Initials ~~JRF~~ (e) ~~Safe deposit box transactions.~~
- Initials ~~JRF~~ (f) ~~Insurance and annuity transactions.~~
- Initials ~~JRF~~ (g) ~~Retirement plan transactions.~~
- Initials ~~JRF~~ (h) ~~Social Security, employment and military service benefits.~~

6

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- (i) Tax matters.
- Initials GRF (j) ~~Claims and litigation.~~
- Initials GRF (k) ~~Commodity and option transactions.~~
- Initials GRF (l) ~~Business operations.~~
- Initials GRF (m) ~~Borrowing transactions.~~
- Initials GRF (n) ~~Estate transactions.~~
- Initials GRF (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): **The powers of my agent are limited to those necessary to effectuate the sale of 198 Camden Ct., Unit Z2, Schaumburg, IL 60194, as described in (3) below.**

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):

My agent shall have full authority and is hereby granted power to effectuate the sale of 198 Camden Ct., Unit Z2, Schaumburg, IL 60194, (hereinafter referred to as "the property"); such powers shall include, but not be limited to, execution of any and all mortgage payoffs and other payment authorizations, HUD-1 Statement, ALTA Statement, name affidavit, transfer declarations, and any and all other powers necessary to effectuate the sale of the property.

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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 your 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. This power of attorney shall become effective immediately.

7. This power of attorney shall terminate six months from the date of signing.

(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: **Does Not Apply.**

(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

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the person nominated by you if the court finds that such appointment will serve 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 (each to act alone and in the order named) as such guardian, to serve without bond or security.

DOES NOT APPLY

(Insert name and address of nominated guardian of the person)

10. If a guardian of my estate (my property) is to be appointed, I nominate the following to serve as such (each to act alone and in the order named) as such guardian, to serve without bond or security.

DOES NOT APPLY

(Insert the name and address of nominated guardian of the estate)

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: James R. Fitch Date: 12/21/10
James Fitch



(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)

City/County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me
this 21st day of December, 2010
by James R. Fitch Notary Public
Kimberly A. Hartsoe
My commission expires May 31, 2013

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(This power of attorney will not be effective unless it is notarized, using the form below.)

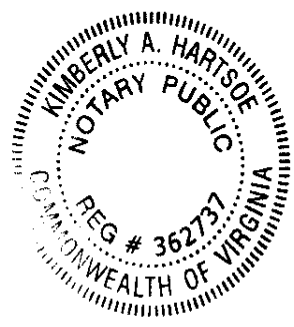
State of _____)
) SS.
County of _____)

The undersigned, a notary public in and for the above county and state, certifies that **James Fitch**, known to me (or proved on the basis of satisfactory evidence) to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me 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)].

_____ Done on previous page as defined by Virginia Notary Public Guidelines Date: 12/21/10

Notary Public

SEAL



(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:
Robert L. Kealy
Northwestern Law Offices, LLC
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Palatine, IL 60067
847-776-5820
eFax: 530-706-5820

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2010 013013087 SCF

SCHEDULE A (CONTINUED)

YOUR REFERENCE:

EFFECTIVE DATE: November 29, 2010

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
UNIT 16-65-Z-2 IN TOWNE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF
FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT 88346044, AS AMENDED FROM TIME TO TIME, TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office