

# UNOFFICIAL COPY

DROST KIVLAHAN MCMAHON & O'CONNOR LLC

Attorneys at Law

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Doc#: 1122440106 Fee: \$70.0  
Eugene "Gene" Moore RHTSP Fee: \$10.0  
Cook County Recorder of Deeds  
Date: 08/12/2011 10:35 AM Pg: 1 of 1

## DURABLE POWER OF ATTORNEY FOR PROPERTY

STS 122454  
PK 291

POWER OF ATTORNEY made this 24 day of June, 2011.

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. 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.

I, **SANDRA MEJIAS**, of ALEXANDRIA, VIRGINIA, hereby appoint **JOSEPH F. DELANEY**, of ARLINGTON HTS., Illinois, 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 addition 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 that category.)

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

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tcb

(Limitations on and additions to the agent's powers may be included in this power of attorney if they are specifically described below.)

BOX 333-CP

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5122454 VNC  
 STREET ADDRESS: 1524 S SANGAMON STREET #303  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 17-20-232-050-1003

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 303-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH HALSTED STREET, AS A 66 FOOT RIGHT OF WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 94763032 AND 0010238993) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE 152.79 FEET, TO A POINT ON A LINE LYING 152.79 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE 194.33 FEET, TO A POINT ON A CURVE; THENCE SOUTHERLY 112.60 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 54 FEET, AND WHOSE CHORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.24 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NONEXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 0010571142, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED JUNE 20, 2002, AND RECORDED JUNE 21, 2002, AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-3-S, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME.

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2. The powers granted above shall be ~~modified~~ or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent): **to transfer, sell, assign, lease or otherwise dispose, in my name and on my behalf, of my interest in real property located in and commonly known as, 1524 S. SANGAMON, UNIT 303-5, CHICAGO, IL (the "Property")**;

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):

(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 be subject to the following limitations:)

6. This power of attorney shall become effective on, *signing*

7. This power of attorney shall terminate on, *completion of the transaction*

8. If any agent named by me shall die, become legally disabled, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successors to such agent:

For purposes of this paragraph 8, a person shall be considered to be legally disabled if and while the person is a minor or an adjudicated legally disabled or disabled person or the person is unable to give

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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.

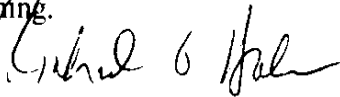
10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

11. I authorize all third parties to rely on a photocopy of this document which has been certified by me or my agent to be an exact copy of the original, unrevoked document.

Signed

  
SANDRA MEJIAS

We certify that the above instrument was on the date thereof signed and declared by SANDRA MEJIAS as his/her durable power of attorney for property in our presence and that we, at his/her request and in his/her presence and in the presence of each other, have signed our names as witnesses thereto, believing SANDRA MEJIAS to be of sound mind and memory at the time of signing.



(witness)

Residing at

PO Box 67

Aurora, NC 27815



(witness)

Residing at

P.O. Box 26

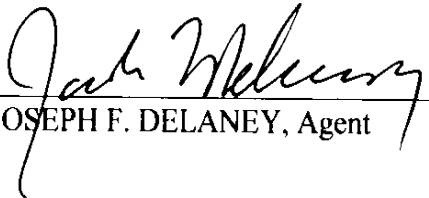
Frisco, NC 27936

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.

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Specimen Signatures of Agent  
and Successors

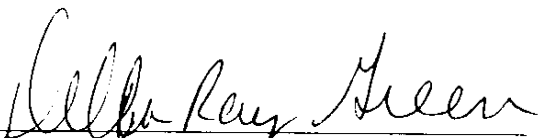
I certify that the signatures of my Agent  
and Successors are correct

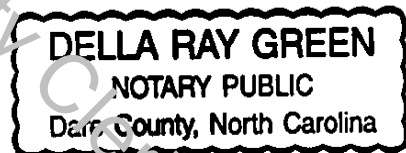
  
\_\_\_\_\_  
JOSEPH F. DELANEY, Agent

  
\_\_\_\_\_  
SANDRA MEJIAS, Principal

The undersigned, a notary public in and for Dare County, N.C., certifies that **SANDRA MEJIAS**, known to me 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.

Dated: 6-24, 2011.

  
\_\_\_\_\_  
Notary Public



11/9/2013

**THIS DOCUMENT WAS PREPARED BY:**  
Drost Kivlahan McMahon & O'Connor LLC  
11 S. Dunton Avenue  
Arlington Heights, IL 60005  
(847) 577-2227  
FAX (847) 577-2204