

# UNOFFICIAL COPY

POWER OF ATTORNEY  
FOR PROPERTY  
*based on Illinois statutory short form*

**Prepared by:**

**Jonathan Vold,**  
900 E Northwest Hwy,  
Mt Prospect, IL 60056  
(847)259-5214.

**Mail recorded document to:**

**Jonathan A Vold, Esq.**  
900 E Northwest Hwy  
Mt Prospect IL 60056

2044



Doc#: 1213610091 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/15/2012 03:32 PM Pg: 1 of 5

FRNT 999/00/192

(NOTE: This power of attorney has been prepared specifically for one transaction. See Section 3-4 of the Illinois Power of Attorney Act for additional notes and instructions if any alternative powers of attorney provisions are desired).

1. I, **Ramani Karunagaran**, Principal, of **229 BREAKERS POINT, SCHAUMBURG, IL 60194**, hereby revoke all prior powers of attorney for property executed by me and appoint: **Jonathan A Vold, of 900 E Northwest Hwy, Mt Prospect, IL 60056**, 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:

(a) **Real estate transactions.**

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars:

**Powers granted are limited to actions related to the purchase and financing of real estate property located at 1711 Chariot Court, Mt Prospect, IL 60056, and legally described as stated in Exhibit A, attached hereto;**

3. In addition to the powers granted above, I grant my agent the following powers:

NONE.

FIDELITY NATIONAL TITLE

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.

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

6. ( ) This power of attorney shall become effective on:

**the date of execution.**

7. ( ) This power of attorney shall terminate on:

**the earlier of the conclusion of the purchase of the aforesaid real estate or 30 days after execution.**

RK

(Principal's initials)

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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:

NONE

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.

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. The Notice to Agent is incorporated by reference and included as part of this form.

Dated: 5/8/2012 Signed: Ramani Karunakaran **Ramani Karunakaran**, Principal

(NOTE: This power of attorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not also sign as a witness.)

The undersigned witness certifies that **Ramani Karunakaran**, 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. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 5/8/2012 Signed: [Signature], Witness

State of ILLINOIS )  
 ) SS.  
County of COOK )

The undersigned, a notary public in and for the above county and state, certifies that **Ramani Karunakaran**, 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 witness RAMANI KARUNAGARAN 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: 5/8/2012 Signed: [Signature], Notary Public



Rk (Principal's initials)

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## NOTICE TO AGENT

When you accept the authority granted under this power of attorney a special legal relationship, known as agency, is created between you and the principal. Agency imposes upon you duties that continue until you resign or the power of attorney is terminated or revoked.

As agent you must:

- (1) do what you know the principal reasonably expects you to do with the principal's property;
- (2) act in good faith for the best interest of the principal, using due care, competence, and diligence;
- (3) keep a complete and detailed record of all receipts, disbursements, and significant actions conducted for the principal;
- (4) attempt to preserve the principal's estate plan, to the extent actually known by the agent, if preserving the plan is consistent with the principal's best interest; and
- (5) cooperate with a person who has authority to make health care decisions for the principal to carry out the principal's reasonable expectations to the extent actually in the principal's best interest

As agent you must not do any of the following:

- (1) act so as to create a conflict of interest that is inconsistent with the other principles in this Notice to Agent;
- (2) do any act beyond the authority granted in this power of attorney;
- (3) commingle the principal's funds with your funds;
- (4) borrow funds or other property from the principal, unless otherwise authorized;
- (5) continue acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney, such as the death of the principal, your legal separation from the principal, or the dissolution of your marriage to the principal.

If you have special skills or expertise, you must use those special skills and expertise when acting for the principal. You must disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name "as Agent" in the following manner:

"(Principal's Name) by (Your Name) as Agent"

The meaning of the powers granted to you is contained in Section 3-4 of the Illinois Power of Attorney Act, which is incorporated by reference into the body of the power of attorney for property document.

If you violate your duties as agent or act outside the authority granted to you, you may be liable for any damages, including attorney's fees and costs, caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice from an attorney."

## AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, Jonathan A Vold, certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for **Ramani Karunagaran**.

I certify that to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.\*

Dated: 5-11-12

Signed: , Agent

**Jonathan A Vold**  
**900 E Northwest Hwy**  
**Mt Prospect, IL 60056**

\*(NOTE: Perjury is defined in Section 32-2 of the Criminal Code of 1961, and is a Class 3 felony.)

(Source: P.A. 96-1195, eff. 7-1-11.)

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## NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY.

PLEASE READ THIS NOTICE CAREFULLY. The form that you will be signing is a legal document. It is governed by the Illinois Power of Attorney Act. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

The purpose of this Power of Attorney is to give your designated "agent" broad powers to handle your financial affairs, which may include the power to pledge, sell, or dispose of any of your real or personal property, even without your consent or any advance notice to you. When using the Statutory Short Form, you may name successor agents, but you may not name co-agents.

This form does not impose a duty upon your agent to handle your financial affairs, so it is important that you select an agent who will agree to do this for you. It is also important to select an agent whom you trust, since you are giving that agent control over your financial assets and property. Any agent who does act for you has a duty to act in good faith for your benefit and to use due care, competence, and diligence. He or she must also act in accordance with the law and with the directions in this form. Your agent must keep a record of all receipts, disbursements, and significant actions taken as your agent.

Unless you specifically limit the period of time that this Power of Attorney will be in effect, your agent may exercise the powers given to him or her throughout your lifetime, both before and after you become incapacitated. A court, however, can take away the powers of your agent if it finds that the agent is not acting properly. You may also revoke this Power of Attorney if you wish.

This Power of Attorney does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.

The powers you give your agent are explained more fully in Section 3-4 of the Illinois Power of Attorney Act. This form is a part of that law. The "NOTE" paragraphs throughout this form are instructions.

You are not required to sign this Power of Attorney, but it will not take effect without your signature. You should not sign this Power of Attorney if you do not understand everything in it, and what your agent will be able to do if you do sign it.

Please place your initials on the following line indicating that you have read this Notice:

RL (Principal's initials)

**UNOFFICIAL COPY****FIDELITY NATIONAL TITLE INSURANCE COMPANY**

900 SKOKIE BLVD #112, NORTHBROOK, ILLINOIS 60062

PHONE: (847) 480-1212  
FAX: (847) 480-1943ORDER NUMBER: 2011 999100192 UNC  
STREET ADDRESS: 1711 W CHARIOT CTCITY: MT PROSPECT  
TAX NUMBER:

COUNTY: COOK COUNTY

## LEGAL DESCRIPTION:

## PARCEL 1:

THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 221.22 FEET; THENCE DUE NORTH, 20.79 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH, 49.58 FEET; THENCE DUE EAST, 54.75 FEET; THENCE DUE SOUTH, 49.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED JULY 26, 1977 AS DOCUMENT NO. 24028900, AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED MARCH 31, 1978 AS DOCUMENT NO. 24384777, AND PURPORTED AMENDED AND RESTATED DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 14, 1998 AS DOCUMENT NO. 98720143, ALL IN COOK COUNTY, ILLINOIS