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## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

# 1237627 1/24

(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 THE END 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 MADE THIS 5th DAY OF December, 2012.

Doc#: 1236229034 Fee: \$104.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2012 12:05 PM Pg: 1 of 13

1. I, Yousef Rafati whose address is 11242 Autumn Ridge Drive Orland Park, Illinois 60467; whose date of birth is August 27, 1956 and whose Social Security Number is 358-74-6698, hereby appoint, Fadi Rafati whose address is 11242 Autumn Ridge Drive in Orland Park, Illinois 60467; whose date of birth is 08/27/1978 and whose Social Security Number is: 328-84-4445 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

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OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO GRANTED TO THE AGENT, TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

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

(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).

No exclusions or limitations

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, powers to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

I also grant to NOT APPLICABLE full power to conduct all of my business and banking affairs under all accounts held in my name at any savings and loan association or bank including the following institutions and under the following account numbers, to-wit:

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<u>BANK</u>	<u>ACCOUNT NUMBER</u>	<u>TYPE OF ACCOUNT</u>
	NOT APPLICABLE	

(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 an agent (including any successor) named by me who is acting under this Power Of Attorney at the time of reference.

(STRIKE OUT 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.

6. (X) This power of attorney shall become effective on this 5<sup>th</sup> day of December, 2012.

7. ( ) This power of attorney shall be terminate on this 31<sup>ST</sup> day of DECEMBER, 2012.

(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 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.

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(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT SHOULD DECIDE 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 agents acting under this Power Of Attorney as such guardians, to serve without bond or security. I specifically appoint NONE, to act as my guardians. It is my wish that my guardians not be required to post any bond or surety in any court. Should I become disabled or incompetent and unable to attend to my usual affairs, or be adjudicated to be an incompetent or disabled person, and thereby unable to give prompt and intelligent consideration to my business matters, my guardians are specifically granted full authority to make all decisions relative to my health and physical well being. Should my life be dependent on any type of machinery to sustain my bodily functions, then my guardians have the right to make all decisions relative to my medical treatment based on all medical information available to them.

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.

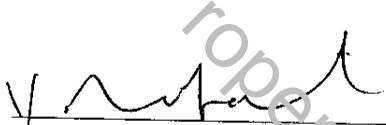
  
\_\_\_\_\_  
Radi Rafati


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(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 AGENT.)

Specimen signatures of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

  
 \_\_\_\_\_  
 YOUSEF RAFATI  
 SOC. SEC. NO.: \_\_\_\_\_

  
 \_\_\_\_\_  
 FADI RAFATI  
 SOC. SEC. NO.: \_\_\_\_\_

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## WITNESS VERIFICATION TO POWER OF ATTORNEY

On the 5th day of DECEMBER, 2012, **YOUSEF RAFATI**, signed this **POWER OF ATTORNEY** in our presence declaring it to be her signature and at her request we attested it in her presence and in the presence of each other, believing her to be of sound mind and memory.

Muad Rafati

residing at 11242 Artemis Dr.  
Oakland Park, FL 33067

Najah Abdallah

residing at 7530 W. 175<sup>th</sup> St.  
Trinity Park, FL 33047

\_\_\_\_\_

residing at \_\_\_\_\_  
\_\_\_\_\_

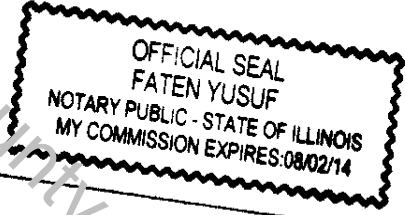
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State Of ILLINOIS )  
 ) SS.  
County Of COOK )

The undersigned, a notary public in and for the above County and State, certifies that Yousef Rafati, known to me to be the same person(s) whose name(s) 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 that she certified to the correctness of the signature of the agent.

Dated: 12/5/12  
Faten Yusuf  
NOTARY PUBLIC  
My commission expires 8/2/14



(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.)

MAIL TO:  
This document was prepared by:  
FADI Y. RAFATI ATTORNEY AT LAW  
Rafati & Ward, P.C.  
22 W. Washington Street  
15<sup>th</sup> Floor  
Chicago, Illinois 60602  
(312) 228-6200  
(312) 228-6201 (fax)

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PROPERTY ADDRESS FOR ANY PROPERTY, WHICH IS THE SUBJECT OF THIS POWER OF ATTORNEY.

PROPERTY ADDRESS: 146 WEST 103<sup>RD</sup> STREET, CHICAGO, ILLINOIS 60628

LEGAL DESCRIPTION.

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

PIN NO.: 25-09-427-035-0000; 25-09-427-036-0000; 25-09-427-037-0000

PROPERTY ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

LEGAL DESCRIPTION.

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

PIN NO.: \_\_\_\_\_.

THIS 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.



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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, power and discretion 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's interest is 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 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 interest in 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, subdivided, 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 loan associations, credit unions and brokerage firms); deposit in withdraw from and write checks on any financial institution account of deposit; and, in

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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 safe keep 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 with respect to security matters which the principal could, if present under no disability.

(d) **Tangible personal property transactions.** The agent is authorized to: buy and sell, lease, exchange, collect, possess and take tangible personal property; move, store, ship, restore, maintain, repair, improve, manage, preserve, insure and safe keep tangible personal property and, in general, exercise all power 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 power with respect to insurance and annuity contract which the principal could, if present and under disability.

(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 and any other type of employee benefit plan); select and change payment options for the principal under any retirement plan, make rollover contributions from any retirement plan to other retirement plans or individual retirement accounts; exercise all investment powers available under any type of self-directed retirement plan; and, in general, exercise all powers with respect to retirement plan account balances which the principal could, if present and under no disability.

(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 sue for, settle or abandon any claim to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and

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take title to and hold all benefits under any Social Security, Unemployment, Military Service or other state, federal local or foreign statute or regulation; and, in general exercise all powers with respect to Social Security, Unemployment, Military Service and Government Benefits which the principal could, if present and under no disability.

(i) **Tax matters.** The agent is authorized to; sign, verify and file all the principal's federal, state and local income, gift, estate, property tax returns and records; represent the principal before any federal, state or local revenue agency or taxing body and sign and deliver all tax powers of attorney on behalf of the principal that may be necessary for such purposes; waive rights and sign all documents on behalf of the principal as required to settle, pay and determine all tax liabilities; and, in general, exercise all powers with respect to tax matters which the principal could, if present and under no disability.

(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; collect and receipt for any claim or settlement proceeds and waive or release all rights of the principal; employ attorneys and others and enter into contingency agreements and other contracts as necessary in connection with litigation; and, in general, exercise all powers with respect to claims and litigation which the principal could, if present and under no disability.

(k) **Commodity and option transaction.** 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 and collect and receipt for all proceeds of any such transaction; establish or continue option accounts for the principal with any securities or futures broker; and in general, exercise all powers with respect to commodities and options which principal could if, present and under no disability.

(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; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the principal could, if present and under no disability.

(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 note or other forms of obligation; and, in general, exercise all powers with respect to secured and unsecured borrowing which the principal could, if present and under no disability.

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(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; establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could, if present and under no disability; provided, however, that the agent not make or change a Will and may not revoke or amend a trust revocable or amendable by the principal or require the trustee of any trust for the benefit of the principal to pay income or principal to the agent unless specific authority to that end is given, and specific reference to the trust is made, in the statutory property power form.

(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 in property, except to the extent the principal limits the generality of this category (o) by striking out one or more of categories (a) through (n) or by specifying other limitations in the statutory property power form.

(p) **Medical records.** The agent is authorized (PURSUANT TO HIPPAA & APPLICABLE STATE LAWS) to obtain any medical records from any physician, hospital or clinic any and all documents, information and materials, including, but not limited to: medical, hospital, clinic, therapeutic, chiropractic or physician's notes, records and charts; any and all medical, hospital, clinic, therapeutic, chiropractic or physician's notes, charts and reports; tests; test results; operative reports; progress notes; x-rays; radiology reports; enhanced x-ray films (E.M.G.; C.T.; E.E.G.; M.R.I.; or etc); enhanced x-ray reports; consultant's evaluations, reports or records; admission and discharge summaries; doctor's orders; nurse's notes; lab test; emergency room records and reports; ambulance/paramedic reports; ambulance/paramedic bills; where applicable, labor and delivery records and reports, pre-natal records, fetal monitor strips, anesthesia records, statement for services, and any and all other information or documents, of whatever kind and description, of and pertaining to the said individual's past or present medical condition, care, treatment or rehabilitation, including, but not limited to physical and mental condition, examinations made and results thereof, any and all statements of services and charges relating to the above services.

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## LEGAL DESCRIPTION

Lots 19, 20 and 21 in Block 25 in Joseph B. Chandler's Subdivision of Blocks 5, 10, 19 and 24 and the East half of Blocks 6, 9 and 20 and the West half of Blocks 4, 11 and 18, Lots 1 and 4 in Block 23 and Lots 2 and 3 in Block 25, all in Fernwood Resubdivision of the Southeast quarter of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address commonly known as:  
146-52 West 103rd Street  
Chicago, IL 60628

PIN#: 25-09-427-035-0000

25-09-427-536-0000

25-09-427-037-0000

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