

# UNOFFICIAL COPY

## POWER OF ATTORNEY FOR PROPERTY (Illinois)

Not in file 12-22 02-574  
1304546024

ILLINOIS STATUTORY SHORT FORM  
POWER OF ATTORNEY FOR PROPERTY



Doc#: 1304546024 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2013 12:18 PM Pg: 1 of 4

RETURN TO:  
WORLDWIDE RECORDING, INC.  
9801 LEGLER RD  
LENEXA, KS 66219  
1-800-316-4682

The Above Space for Recorder's use only

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE AS 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 FROM 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 A STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW OF WHICH THIS FORM IS A PART (SEE THE BACK 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 UNDERSTANT, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

POWER OF ATTORNEY made this 24 th day of January, 20 13

I, Krista C. Phillips of 1114 Halesworth Dr. Potomac, MD 20854 appoint  
Susan Choe of 2017 E. Wintergreen Ave. Mt. Prospect, IL 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.

~~(m) Borrowing transactions.~~ kep

2. The powers granted above shall be modified or limited in the following: Notwithstanding anything to the contrary appearing in this document, this power is granted solely to authorize my agent to sign my name on all documents for the purposes of the closing of the purchase or refinance of the property commonly known as 2017 E. Wintergreen Ave. Mt. Prospect, IL to include but not in

# UNOFFICIAL COPY

limitation of the said power the execution of the closing documents and all other documents as may be required by the title insurance company.

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

NONE

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. xxx

6. This power of attorney shall become effective upon execution.

7. This power of attorney shall terminate as of February 28, 2013.

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following as successor to such agent:

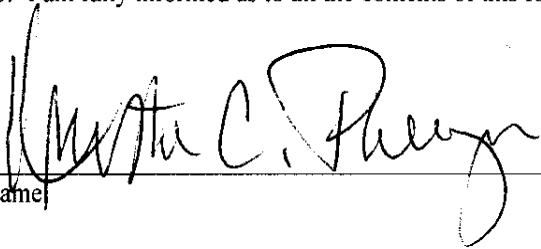
NONE

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.

(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. xxx

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.

Signed:   
Name:

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM IN THE FOLLOWING PAGE.)

# UNOFFICIAL COPY

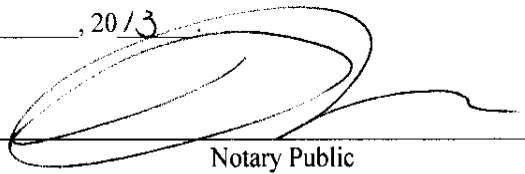
STATE OF Maryland )  
)  
) SS  
)  
COUNTY OF Montgomery )

The undersigned, a notary public in and for the above County and State, certifies that Krista C. Phillips 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 signed 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)).

Given under my hand and official seal this 24<sup>th</sup> day of January, 2013.

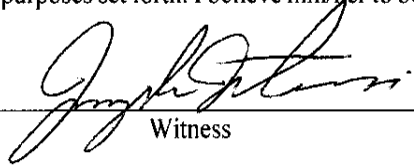
My Commission expires: 04/02/2014

**HYENG KI HONG**  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires April 2, 2014

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

The undersigned witness certifies that Krista C. Phillips, known to me to be the same person whose name is subscribed as principal to the forgoing 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 set forth. I believe him/her to be of sound mind and memory.

Dated 01/24/13

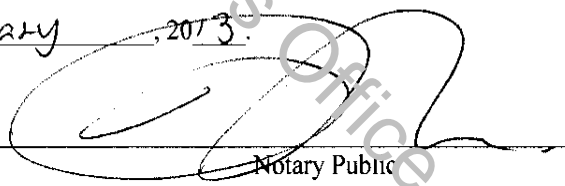
  
\_\_\_\_\_  
Witness

The undersigned, a notary public in and for the above County and State, certifies that Joseph R. Ennis known to me to be the same person whose name is subscribed as witness to the forging instrument, appeared before me this day in person, and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal this 24<sup>th</sup> day of January, 2013.

My commission expires: 04/02/2014

**HYENG KI HONG**  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires April 2, 2014

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

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 513 IN WOODVIEW MANOR, UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 2017 E WINTERGREEN AVENUE, MOUNT PROSPECT IL 60056

PIN# 03-24-409-012-0000

Property of Cook County Clerk's Office