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Doc#: 1307726272 Fee: \$48.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2013 02:21 PM Pg: 1 of 6

120297332054

Prepared by, recording requested by and
return to:

Name: Myeoung H. Lee
Company: IBT Law Group
Address: 1245 Milwaukee Ave, #101
City: Glenview
State: IL Zip: 60025
Phone: 224-567-8750
Fax: 847-637-0482

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SPECIAL POWER OF ATTORNEY FOR CLOSING REAL ESTATE TRANSACTION (Agent for Purchaser)

STATE OF ILLINOIS
COUNTY OF COOK

KNOW ALL MEN BY THESE PRESENT, THAT I Yong Sim Yoon, whose address is, 9419 Bay Colony Dr. #1W, Des Plaines, IL 60016, desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint, Jae Pyo Kong, of Cook County, Illinois, as my Attorney-in-Fact to act as follows, GRANTING unto my Attorney-in-Fact full power to:

To do all things necessary to close on the purchase of the property described below, commonly known as 2016 E. Wintergreen Ave., Mt. Prospect, IL 60056, with full power and authority for me and in my name to sign, seal, execute, acknowledge, and deliver and accept any and all documents necessary to effect the purchase and settlement on said property from the owner thereof, including but not limited to, sales contracts and addendum thereto, negotiable instruments, deeds, deeds of trust, or other instruments, disclosure statements, closing or settlement statements, etc. FURTHER GRANTING full power and authority to pay any funds for the purchase and the execution of any and all

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documents in connection therewith, including, but not limited to notes, deeds of trust or mortgages.

The legal description of the property is as follows, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

I hereby ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

All acts done by means of this power shall be done in my name, and all instruments and documents executed by my Attorney hereunder shall contain my name, followed by that of my attorney and the description "Attorney-in-Fact", excepting however any situation where local practice differs from the procedure set forth herein, in that event local practice may be followed. This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by any third parties until such time as any revocation is recorded in the recorder's office of the county where the land is located.

DATED this the 13th day of February, 2013.

Yong Sim Yoon
Signature

Print Name: YONG SIM YOON

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ATTESTATION

The hereinafter named Witnesses, each declare under penalty of perjury under the laws of the State of Illinois, that the principal is personally known to us, that the principal signed and acknowledged this special power of attorney in our presence, that the principal appears to be of sound mind and under no duress, fraud or undue influence, that we are not the person appointed as attorney-in-fact by this document and that we witnessed this power of attorney in the presence of the principal. We are not related to the principal by blood, marriage or adoption, and to the best of our knowledge, are not entitled to any part of the estate of the principal upon the death of the principal under a will now existing or by operation of law.

WITNESSES:

Emjung Kim
 Signature
 Print Name: Emjung Kim
 Address: 6 E. Oakwood
 City: Prospect Heights State: IL
 Zip: 60070

WITNESSES:

Irene Park
 Signature
 Print Name: Irene Park
 Address: 3221 W Parkway Dr. #20
 City: Northbrook State: IL
 Zip: 60062

STATE OF ILLINOIS
 COUNTY OF COOK

The foregoing instrument was acknowledged before me this 13th day of February, 2013 by Yong Sim Yoon (name of person acknowledged.)



(SEAL)

My Commission Expires:

6/23/15

Maiko Tagawa
 Notary Public

Printed Name: Maiko Tagawa

Principal Name and Address	Attorney-in-Fact Name and Address
Name: Yong Sim Yoon	Name: Jae Pyo Kong
Address: 9419 Bay Colony Dr. #1W	Address: 9419 Bay Colony Dr. #1W
City: Des Plaines	City: Des Plaines
State: IL Zip: 60016	State: IL Zip: 60016
Phone:	Phone:

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EXHIBIT A

Legal Description:

LOT 499 IN WOODVIEW MANOR UNIT NO. 4, A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Parcel Number 03-24-408-024-0000

2016 E. WINTERGREEN AVE
MOUNTAIN PROSPECT, IL
60056

Property of Cook County Clerk's Office

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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"

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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.

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