



Doc#: 1319041173 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/09/2013 03:22 PM Pg: 1 of 4

ILLINOIS STATUTORY SHORT FORM  
POWER OF ATTORNEY FOR PROPERTY

(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 A POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. 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 GO-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 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 UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

POWER OF ATTORNEY MADE THIS 11<sup>th</sup> DAY OF JUNE, 2013

FIDELITY NATIONAL TITLE STAT 0206 3 of 4

1. I, Joan Heaney hereby appoint: Alex Heaney 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.                | g) Retirement plan transactions       | i) Business operations    |
| b) Financial institution transactions.      | h) Social Security, employment and    | j) Borrowing transactions |
| c) Stock and bond transactions.             | Military service benefits             | k) Estate transactions    |
| d) Tangible personal property transactions. | i) Tax matters                        | l) All other property     |
| e) Safe deposit box transactions.           | j) Claims and litigation              | powers and transactions   |
| f) Insurance and annuity transactions.      | k) Commodity and options transactions |                           |

BOX 15

(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).

To do all acts necessary to complete the sale of 663 W. Melrose Street, F1, Chicago, Illinois 60657 only.

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):

To do all acts necessary to complete the sale of 663 W. Melrose Street, F1, Chicago, Illinois 60657 only.

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 the time of reference.

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 BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

S N  
P 4  
S A  
SCY  
INTAB

# UNOFFICIAL COPY

6. (XXXX) This power of attorney shall become effective on upon signing.

7. (XXXX) This power of attorney shall terminate on the completion of the sale of 663 W. Melrose, Fl, Chicago, Illinois 60657 only.

(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 legally disabled, resign or refuse to act, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent: n/a

(IF YOU WISH TO NAME A GUARDIAN OF YOUR PERSON OR A GUARDIAN OF YOUR ESTATE, OR BOTH, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY INSERTING THE NAME(S) OF SUCH GUARDIAN(S) IN THE FOLLOWING PARAGRAPHS. THE COURT WILL APPOINT THE PERSON NOMINATED BY YOU IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. YOU MAY, BUT ARE NOT REQUIRED TO, NOMINATE AS YOUR GUARDIAN(S) THE SAME PERSON NAMED IN THIS FORM AS YOUR AGENT.)

9. If a guardian of my person is to be appointed, I nominate the following to serve as such guardian: n/a

10. If a guardian of my estate (my property) is to be appointed, I nominate the following to serve as such guardian: n/a

11. 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: John McManey

(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.)

Specimen signatures of agent (and successors)

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

\_\_\_\_\_  
(agent)

\_\_\_\_\_  
(principal)

\_\_\_\_\_  
(successor or agent)

\_\_\_\_\_  
(principal)

\_\_\_\_\_  
(successor or agent)

\_\_\_\_\_  
(principal)

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW)

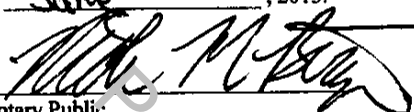
# UNOFFICIAL COPY

New York  
State of ~~Illinois~~ )  
County of ~~Monroe~~ ) SS:

The undersigned, a notary public in and for the above county and state, certifies that Joan Heaney, 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 set forth (and certified to the correctness of the signatures of the agents)

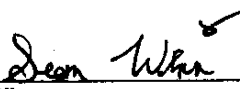
Sworn and Subscribed to  
before me this 11 day  
of June, 2013.

**NICOLE M. BRIGGS**  
Notary Public, State of New York  
Monroe County Reg. #01BR6239031  
Commission Expires 04/11/20 12

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

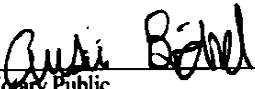
The undersigned witness certifies that Joan Heaney, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory.

6/11/2013  
Dated

  
\_\_\_\_\_  
Witness

Sworn and Subscribed to  
before me this 11 day  
of June, 2013.

**AUSTIN THOMAS BICKEL**  
Notary Public, State of New York  
Monroe County Reg. #01BI6241135  
Commission Expires 06/16/2015

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

(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)

*This document was prepared by:*

**David T. Cherney, Esq.**  
Stein & Cherney, Ltd.  
Attorneys At Law  
747 W. Dundee Road  
Wheeling, Illinois 60090

Name

Street Address

City, State, Zip

OR RECORDER'S OFFICE BOX NO.

**THE ABOVE SPACE FOR RECORDER'S USE ONLY**

LEGAL DESCRIPTION: See attached.  
STREET ADDRESS: 663 W. Melrose Fl. Chicago, Illinois 60657  
PERMANENT TAX INDEX NUMBER: 14-213-130-601017

THE 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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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000  
FAX: (312) 621-5033

ORDER NUMBER: 2011 051010266 UCH  
STREET ADDRESS: 603 W. MELROSE  
UNIT 1F & P10

CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 14-21-313-060-1017 and 14-21-313-060-1028

**LEGAL DESCRIPTION:**

UNIT NUMBER F-1 AND P-10, IN 663 WEST MELROSE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 16 FEET OF LOT 1 AND LOT 2 IN THE SUBDIVISION OF LOTS 43 AND 44 IN THE RESUBDIVISION OF LOT 40 AND LOT 12 IN SANDER'S SUBDIVISION OF THE SOUTH 3.19 CHAINS OF LOT 30 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25954148 AND FILED AS LR 3225866, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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