

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2013 03:58 PM Pg: 1 of 6

Randy Boyer, Esq.  
Zucker & Boyer, Ltd.  
3223 Lake Avenue  
Suite C  
Wilmette, Illinois 60091  
(847) 486-9981

Permanent Index Number:

05-27-316-001-0000

Legal Description:

To be attached as the last page hereto

aff 1300579 2/3

RECORDER'S STAMP

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

PROPERTY ADDRESS:

1045 Lakewood Avenue  
Wilmette, Illinois 60091

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## 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 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 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 on or about this 21<sup>st</sup> of May, 2013.

1. We, <sup>M.</sup> **Brett O'Brien and Jessica A. Dawson**, hereby appoint our real estate transactional attorney, **John E. Lovestrand**, 30 Green Bay Road, Winnetka, Illinois

as our attorney-in-fact (our "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) <b>Real estate</b> transactions           | (g) Retirement plan transactions                              | (l) Business Operations                        |
| (b) <b>Financial institution</b> transactions | (h) Social Security, Employment and military service benefits | (m) <b>Borrowing</b> transactions              |
| (c) Stock and bond transactions               | (i) Tax matters   | (n) Estate transactions                        |
| (d) Tangible personal property transactions   | (j) Claims and litigation                                     | (o) All other property powers and transactions |
| (e) Safe deposit box transactions             | (k) Commodity and option transactions                         |  |
| (f) Insurance and annuity transactions        |   |  |

(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): **Limited to subparagraphs (a), (b), and (m) set forth above – and only as in connection with the below real estate transaction.**

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3. In addition to the powers granted above, I grant our 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 act on our behalves in regard to the purchase of the real estate commonly known as **1045 Elmwood Avenue, Wilmette, Illinois 60091** (the legal description for which is attached hereto), including but not limited to the placement of any purchase money mortgage lien(s) there against, and the execution of any loan documents and/or title company documents ancillary thereto.

(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. Our 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 our 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. Our 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:)

6.  This power of attorney shall become effective on **May 22, 2013**  
(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)

7.  This power of attorney shall terminate on **May 21, 2014**  
(insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

(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 successors 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 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. 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 our agents

Signed: X [Signature]  
(principal) **Brett O'Brien**

Signed: X [Signature]  
(principal) **Jessica A. Dawson**

(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 our agent (and successors) are correct.

X [Signature]  
(agent) **John E. Lovestrand**

X [Signature]  
(principal) **Brett O'Brien**

(successor agent) None

X [Signature]  
(principal) **Jessica A. Dawson**

X [Signature]  
(witness) **Pedro DeAbreu**

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

State of Connecticut  
County of Fairfield ) SS. Stamford

The undersigned, a notary public in and for the above county and state, certifies that the above principals, known to me to be the same persons whose names are subscribed as principals to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as their free and voluntary act, and as the free and voluntary act of their company (Vantage), for the uses and purposes herein set forth [and certified to the correctness of the signature(s) of the agent(s)].

Dated: **May 21, 2013**

[Signature]  
Notary Public

(SEAL)

**MERYL ALLEN**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES NOVEMBER 30, 2016

My Commission Expires: 11/30/2016

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(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.)

This document was prepared by:

Randy Boyer, Esq.  
Zucker & Boyer, Ltd.  
3223 Lake Avenue  
Suite C  
Wilmette, Illinois 60091  
(847) 486-9981

See Legal Description of the Real Estate  
*to be attached hereto at closing and made a part hereof prior to recordation*

Property of Cook County Clerk's Office

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Affinity Title Services, LLC

**Affinity Title Services, LLC**  
2454 East Dempster Street, Suite 401  
Des Plaines, IL 60016  
Phone: (847)257-8000 ~ Fax: (847)296-7890

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## EXHIBIT A

**Address Given:** 1045 Elmwood Avenue  
Wilmette, IL 60091

**Permanent Index No.:** 05-27-316-001-0000

**Legal Description:**

**LOT 1 IN KIRK AND JACOB'S RESUBDIVISION OF LOTS 10, 11 AND 12 IN BLOCK 4 IN GREENLEAF AND OTHERS SUBDIVISION IN BLOCKS 25 TO 34 IN VILLAGE OF WILMETTE, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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