



1323301051

Doc#: 1323301051 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2013 11:25 AM Pg: 1 of 4

**POWER OF ATTORNEY
FOR PROPERTY**
based on Illinois statutory short form

Prepared by:
*Jonathan Vold,
900 E Northwest Hwy,
Mt Prospect, IL 60056
(847)259-5214.*

Mail recorded document to:
*Jonathan A Vold, Esq.
900 E Northwest Hwy
Mt Prospect, IL 60056*

First American Title
Order # 2450013

(NOTE: This power of attorney has been prepared specifically for one transaction. See Section 3-4 of the Illinois Power of Attorney Act for additional notes and instructions if any alternative powers of attorney provisions are desired).

1. I, **Kenneth Keller**, Principal, of **1415 W Lunt #312, Chicago, IL 60626**, hereby revoke all prior powers of attorney for property executed by me and appoint: **Jonathan A Vold, of 900 E Northwest Hwy, Mt Prospect, IL 60056**, 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:

(a) **Real estate transactions.**

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars:

Powers granted are limited to actions related to the sale of real estate property located at 1415 W Lunt #312, Chicago, IL 60626, and legally described as stated in Exhibit A, attached hereto;

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.


5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

6. This power of attorney shall become effective on:

the date of execution.

7. This power of attorney shall terminate on:

the earlier of the conclusion of the purchase of the aforesaid real estate or 30 days after execution.

 (Principal's initials)

S
T
S
S
C
I
N
T
Y
4
N
Y
D

UNOFFICIAL COPY

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.

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 my agent.

11. The Notice to Agent is incorporated by reference and included as part of this form.

Dated: 6/25/13 Signed: *Kenneth Keller* Kenneth Keller, Principal

(NOTE: This power of attorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not sign as a witness.)

The undersigned witness certifies that Kenneth Keller, 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. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or my agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 6/25/13 Signed: *Dugan Robert* Witness

State of Indiana)
) SS.
County of Rock)

The undersigned, a notary public in and for the above county and state, certifies that Kenneth Keller, 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 witness Kenneth Keller 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 certified to the correctness of the signature(s) of the agent(s)).

Dated: Aug 28, 2017 Signed: *Beth Ann Atkins* Notary Public
My commission expires _____
Dated - 6-25-13
Beth Ann Atkins

KK (Principal's initials)

UNOFFICIAL COPY

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"

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."

AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, Jonathan A Vold, certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for **Kenneth Keller**.

I certify that to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.*

Dated: 7-31-13

Signed: , Agent

Jonathan A Vold
900 E Northwest Hwy
Mt Prospect, IL 60056

*(NOTE: Perjury is defined in Section 32-2 of the Criminal Code of 1961, and is a Class 3 felony.)

(Source: P.A. 96-1195, eff. 7-1-11.)

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 312, IN 1415 LUNT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 10 FEET OF LOT 2, AND ALL OF LOTS 3 AND 4 IN BLOCK 30 IN ROGERS PARK, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 15, 2005, AS DOCUMENT 0534934062, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-13, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NO. 0534934062.

Permanent Index #'s: 312 and 11-32-113-027-1025 and 11-32-113-027-1025 Vol. 0507

Property Address: 1415 West Lunt Avenue #312, Chicago, Illinois 60626

Property of Cook County Clerk's Office