

UNOFFICIAL COPY

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, Dawn Trimmel, currently of 728 West Jackson Blvd., Unit #823, Chicago, Illinois, 60661, hereby revoke all prior statutory powers of attorney for property care executed by me and appoint: Connie Spencer, currently of 2919 N. Southport Ave., Unit #1, Chicago, Illinois 60657, 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 or additions to the specified powers inserted in paragraph 2 or 3 below:

(NOTE: 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
3825 Cuyler Avenue, Berwyn, Illinois 60402
See Exhibit A for legal descriptions.
- (b) Financial institution transactions.
- ~~(c) Stock and bond transactions. DT~~
- ~~(d) Tangible personal property transactions. DT~~
- ~~(e) Safe deposit box transactions. DT~~
- ~~(f) Insurance and annuity transactions. DT~~
- ~~(g) Retirement plan transactions. DT~~
- ~~(h) Social Security, employment and military service benefits. DT~~
- ~~(i) Tax matters. DT~~
- ~~(j) Claims and litigation. DT~~
- ~~(k) Commodity and option transactions. DT~~
- ~~(l) Business operations. DT~~
- (m) Borrowing transactions.
- ~~(n) Estate transactions. DT~~
- ~~(o) All other property transactions. DT~~

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars: without limitation.

3. 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.

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

UNOFFICIAL COPY

5. This power of attorney may be revoked or amended by me in a writing signed by me and delivered to the agent. This power of attorney shall become effective immediately.

6. This power of attorney shall terminate on January 31, 2014.

7. 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 7, 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.

8. 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

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

Dated: 12-10-2013

Signed: 
Dawn Trimmel

Property of Cook County Clerk's Office

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.

UNOFFICIAL COPY



FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

PHONE: (312) 621-5000

FAX: (312) 621-5033

ORDER NUMBER: 2011 053013521 USC
STREET ADDRESS: 3825 CUYLER AVENUE

CITY: BERWYN COUNTY: COOK
TAX NUMBER: 16-32-325-004-0000

LEGAL DESCRIPTION:

LOT 5 IN SUBDIVISION OF LOT 53 OF SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

this instrument prepared by
and Mail to
Connie Spencer
2919 N Southport Ave Unit 1
Chicago Il 60657

Property of Cook County Clerk's Office