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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/17/2014 02:25 PM Pg: 1 of 5

**ILLINOIS
STATUTORY
SHORT FORM
POWER OF
ATTORNEY FOR
PROPERTY
for
MICHAEL HELTZER**

1. I, Michael Heltzer, 4130 N. Rockwell, Chicago, Illinois, hereby appoint:

Attorney Margaret Byrne, 4669 N Manor Ave., Chicago, Illinois 60625,
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.
- (b) Financial institution transactions.
- (m) Borrowing transactions.

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

ALL POWERS LIMITED TO ACTIONS NECESSARY TO PURCHASE 2540 W. Cullom, Chicago, Illinois 60618, INCLUDING SIGNING NOTE AND MORTGAGE, HUD, AND ANY OTHER LENDER OR TITLE COMPANY DOCUMENTS.

3. In addition to the powers granted above, I grant my agent the following powers:

To execute all documents necessary to purchase the real estate commonly known as 2540 W. Cullom, Chicago, Illinois 60618.

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.

**Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173**

BW14-22418 204120

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5. This power of attorney shall become effective on **today's date**.

6. This power of attorney shall terminate on **November 25, 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:

Leslie Wallin, of 4669 N. Manor, Chicago, Illinois 60625.

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: 10/8/14

Signed: Michael Heltzer (Principal)

The undersigned witness certifies that Michael Heltzer, 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 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 any 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: 10-8-14

Signed: Kathleen A. Prout
Witness

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State of Illinois) SS.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that Michael Heltzer, 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 Katherine De Groote 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.

Dated: OCT. 8, 2014

Leah Mayers
Notary Public

My commission expires 3/21/16



Prepared by Margaret Byrne, Attorney, 4669 North Manor Avenue, Chicago, Illinois 60625; 773/583-8016; MargaretByrneLaw@gmail.com.

Notice to Agent. The following form may be known as "Notice to Agent" and shall be supplied to an agent appointed under a power of attorney for property.

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.

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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.

The requirement of the signature of a witness in addition to the principal and the notary, imposed by Public Act 91-790, applies only to instruments executed on or after June 9, 2000 (the effective date of that Public Act).

(NOTE: This amendatory Act of the 96th General Assembly deletes provisions that referred to the one required witness as an "additional witness," and it also provides for the signature of an optional "second witness".)

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

Escrow File No.: BW14-2218

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EXHIBIT "A"

LOT 14 IN FLICKS SUBDIVISION OF THAT PART OF BLOCKS 4, 5, 8 AND 9 IN THE SUPERIOR COURT PARTITION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2540 W. Cullom Avenue, Chicago, IL 60618

PIN: 13-13-03-037-0000

Property of Cook County Clerk's Office