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Doc#: 1501357009 fee: \$58.00  
Date: 01/13/2015 03:34 AM Pg: 1 of 6  
Cook County Recorder of Deeds  
\*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

Power of  
Attorney

Property of Cook County Clerk's Office

Prepared by and Mail to:  
Carrie M. Hart  
43 Kenilworth Ave  
Kenilworth, IL 60143

ORNTIC File Number: 1454528 1/2  
Old Republic National Title  
20 South Clark, Suite 2000  
Chicago, IL 60603  
312/641-7799

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## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, Gregory L. Hart, 43 Kenilworth Ave., Kenilworth, IL 60043, hereby revoke all prior powers of attorney for property executed by me and appoint: Carrie M. Hart, 43 Kenilworth Ave., Kenilworth, IL 60043 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.
- (c) Stock and bond transactions.
- (d) Tangible personal property transactions.
- (e) Safe deposit box transactions.
- (f) Insurance and annuity transactions.
- (g) Retirement plan transactions.
- (h) Social Security, employment and military service benefits.
- (i) Tax matters.
- (j) Claims and litigation.
- (k) Commodity and option transactions.
- (l) Business operations.
- (m) Borrowing transactions.
- (n) Estate transactions.
- (o) All other property transactions.

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

To execute all documents necessary for the purchase and financing / refinancing of property commonly known as 43 Kenilworth Avenue, Kenilworth, IL including, but not limited to, the execution of promissory notes, mortgages, deeds of trusts, settlement statements, affidavits, rescission notices, truth-in-lending disclosures, good faith estimates of closing costs and any and all other documents which might be required by JPMorgan Chase Bank, N.A., title company and/or their affiliates in connection therewith.

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

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.

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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 December 2, 2014.

7. This power of attorney shall terminate on April 1, 2015.

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:

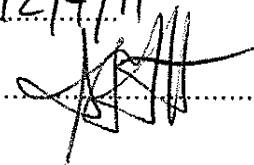
For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

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: 12/4/14

Signed  (principal)

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The undersigned witness certifies that Gregory Hart, 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 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: 12/4/14

Signed: Noel Peters Witness

State of Illinois

County of Cook

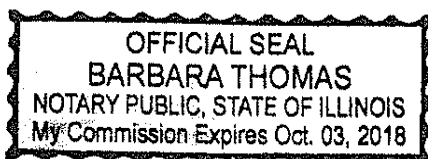
The undersigned, a notary public in and for the above county and state, certifies that Gregory Hart, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the witness Noel Peters in person and acknowledged signing and delivering 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: 12/4/14

Barbara Thomas Notary Public

My commission expires 10/3/18

Phone: 872-825-8507



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(e) 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. 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."

(f) 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).

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## LEGAL DESCRIPTION

THE NORTHEASTERLY 5 FEET OF LOT 1 AND THE SOUTHWESTERLY 75 FEET OF LOT 2 IN BLOCK 14 IN KENILWORTH, BEING A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 22 AND 27 AND PART OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES SO MUCH THEREOF, IF ANY, AS LIES WITHIN THE FORMER LIMITS OF SKOKIE DITCH SO CALLED) IN COOK COUNTY, ILLINOIS.

Address commonly known as:

43 Kenilworth Ave  
Kenilworth, IL 60043

PIN#: 05-27-115-001 & 05-22-100-056

Property of Cook County Clerk's Office