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1509017019

Doc#: 1509017019 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/31/2015 01:19 PM Pg: 1 of 5

TO Record: Power of Attorney

P.I.N.: 09-17-212-043-0000

Return to:

Burnet Title
1301 W. 22nd Street
Oak Brook, IL 60523

S 4
P 5
S N
M N
SC 4
E 4
INT 4

UNOFFICIAL COPYAMERICAN LEGAL FORMS © 1990 Form No. 800-A
CHICAGO, IL (312) 332-1922Illinois Power of Attorney Act Official Statutory Form
755 ILCS 45/4-10 (a), Effective July, 2011
Revised January 2011

BT-1500199

**NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS STATUTORY
SHORT FORM POWER OF ATTORNEY FOR PROPERTY****Statutory Short Form Power of Attorney for Property
Eff. 7/1/11**

(Text of Section after amendment by P.A. 96-1195) Sec. 3-3. Statutory short form power of attorney for property)

PLEASE READ THIS NOTICE CAREFULLY. The form that you will be signing is a legal document. It is governed by the Illinois Power of Attorney Act. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

The purpose of this Power of Attorney is to give your designated "agent" broad powers to handle your financial affairs, which may include the power to pledge, sell, or dispose of any of your real or personal property, even without your consent or any advance notice to you. When using the Statutory Short Form, you may name successor agents, but you may not name co-agents.

This form does not impose a duty upon your agent to handle your financial affairs, so it is important that you select an agent who will agree to do this for you. It is also important to select an agent whom you trust, since you are giving that agent control over your financial assets and property. Any agent who does act for you has a duty to act in good faith for your benefit and to use due care, competence, and diligence. He or she must also act in accordance with the law and with the directions in this form. Your agent must keep a record of all receipts, disbursements, and significant actions taken as your agent.


Unless you specifically limit the period of time that this Power of Attorney will be in effect, your agent may exercise the powers given to him or her throughout your lifetime, both before and after you become incapacitated. A court, however, can take away the powers of your agent if it finds that the agent is not acting properly. You may also revoke this Power of Attorney if you wish.

This Power of Attorney does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.

The powers you give your agent are explained more fully in Section 34 of the Illinois Power of Attorney Act. This form is a part of that law. The "NOTE" paragraphs throughout this form are instructions.

You are not required to sign this Power of Attorney, but it will not take effect without your signature. You should not sign this Power of Attorney if you do not understand everything in it, and what your agent will be able to do if you do sign it.

Please put your initials on the following line indicating that you have read this Notice:

X  (Principal's Initials)

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LIMITED POWER OF ATTORNEY

This Document Prepared by
Hal Stinespring
910 East Oak Street
Lake in the Hills, Illinois 60156

KNOW ALL MEN BY THESE PRESENTS, that I, Susan Chang, of 4033 John S. Raboteau Wynd Raleigh, NC, do hereby make, constitute and appoint DONALD CHO, 5110 Hawkwood Ct. Carpentersville, Illinois, and deliver any and all documents necessary to complete the Purchase of the real estate legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Parcel Index No.: 09-17-212-043-0000

Commonly Known as: 1240 Evergreen Ave. Des Plaines, IL 60016

As fully as I could do it personally present or personally executing said documents for sale.

I hereby declare that any act lawfully done hereunder by my said attorney shall be binding on myself, and my heirs, legal and personal representatives, and assigns. I hereby ratify and confirm all that said attorney shall lawfully do or cause to be done by virtue of these presents.

This Power of Attorney shall remain in full force and effect until March 30, 2015.

If any agent named by me shall die, become incompetent, resign or refuse or is unavailable 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(s): Debbie Dawdy/Carlene Kay

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

Dated 2-17-15

Signed X

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS SIGNED BY AT LEAST ONE WITNESS AND YOUR SIGNATURE NOTARIZED, USING THE FORM BELOW. THE NOTARY MAY NOT ALSO SIGN AS A WITNESS.)

The undersigned witness certifies that Susan Chang is 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

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→ 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: 02-17-15

Signed: 

(ILLINOIS REQUIRES ONLY ONE WITNESS, BUT OTHER JURISDICTIONS MAY REQUIRE MORE THAN ONE WITNESS. IF YOU WISH TO HAVE A SECOND WITNESS, HAVE HIM OR HER CERTIFY AND SIGN.)

(Second Witness) The undersigned witness certifies that Susan Chang is 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: _____

Signed: _____

State of North Carolina

)

County of Wake

)SS

)

→ The undersigned, a notary public in and for the above county and state, certifies that Susan Chang is 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(es) Catalina Perez Morales (and _____) 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)).

Given under my hand and notarial seal, this 17th day of February, 2015.


Notary Public

My commission expires on 09/16/2015

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 20.14 FEET OF THE SOUTH 43.74 FEET OF LOT 14 IN LEXINGTON PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 ALL IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2008 AS DOCUMENT NUMBER 0809116062, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR LEXINGTON PARK TOWNHOMES DATED JUNE 26, 2008 AND RECORDED OCTOBER 3, 2008 AS DOCUMENT NUMBER 0827733128.

Permanent Index Number(s): 09-17-212-043-0000

For informational purposes only, the subject parcel is commonly known as:

1240 Evergreen Avenue, Des Plaines, IL 60016

TITLE RESOURCES GUARANTY COMPANY

Burnet Title | 1301 W. 22nd St., Suite 510 | Oak Brook, IL 60523