

Doc#: 1509122074 Fee: \$52.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/01/2015 02:34 PM Pg: 1 of 8

#### NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS 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 law, or 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 primer to pledge, sell, or dispose of any of your real or personal property, even without your consent or any purance 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 as sets and property. Any agent who does act for you has a duty to act in good faith for your banefit 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, lock before and after you become incapacitated. A court, however, can take away the powers of your agent if it fods 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 with its authorized to practice law in Illinois.

The powers you give your agent are explained more fully in Section 3-4 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 place your initials on the following line indicating that you have read this Notice: (Principal's initials)

RETURN TO: CENTRAL ILLINOIS TITLE COMPANY 145 S. WATER STREET DECATUR, IL 62523

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CCRD REVIEWER

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#### ILLINOIS STATUTORY SHORT FORM

#### POWER OF ATTORNEY FOR PROPERTY

FOMER OF MITORICE FOR THE
I. I,Brandon Roberts  (insert name and address of principal) hereby revoke all prior powers of attorney for property executed by me and appoint:
SHANI JARRETT
(insert name and address of agent)
(NOTE: You may not name co-agents using this form.)
as my attorney-in-rect (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 Shore Form Power of Attorney for Property Law" (including all amendments), but subjects any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:
(NOTE: You must strike out any or a or more of the following categories of powers you do not want your agencio 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.)
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. (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.
(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.
(O) Ali Olliel Diobeity tratisactions.

(NOTE: Limitations on and additions to the agent's powers may be included in this power of attorney if they are specifically described below.)

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

(NOTE: Here you may include any specific limitations you deem appropriate such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent.)



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

(NOTE: Here you may add any other delegable powers including, without limitation, power to make gifts, excruse powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below.)

Complete the real estate transaction and sign the loan documents from

Prospect Mortgage for the property common / known as: 1126 E. 81st Place, Chicago, IL 60619.....

(NOTE: Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, but your agent will have to make all discretionary decisions. If you want to give your agent the right to delegate discretionary decision-making powers to others, you should keep paragraph 4, otherwise it should be struck out.)

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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(NOTE: Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out paragraph 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

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

(NOTE: This power of attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this power of attorney will become effective at the time this power is signed and will continue until your death, unless a limitation on the beginning date or duration is made by initialing and completing one or both of paragraphs 6 and 7.)

5 ( ) This power of attorney shall become effective on
FEBRUARY 27, 2015
(NOTE: Insert a future date or event during your lifetime, such as a court determination of your disability or a written determination by your physician that you are incapacitated, when you want this power to first take effect.)
7. () This power of attorney shall terminate on
MARCH 30, 2015
(NOTE: Insert a future date or event, such as a court determination that you are not under a legal disability or a written determination by your physician that you are not incapacitated, if you want this power to terminate prior to your death.)
(NOTE: If you wish to name one or more successor agents, insert the name and address of each successor agent in paragraph 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.

(NOTE: If you wish to you may have your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Sinke our paragraph 9 if you do not want your agent to act as guardian."

9. If a guardian of my escale (my property) is to be appointed. I nominate the agent acting under this power of attorney as such guardian, to serve without bornf or security.

10. I am fully informed as to all the coments of this form and understand the full import of this grant of powers to my agent.

(NOTE: This form coes not authorize your agent to appear in court for you as an accomely-at-lew or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in (limps.)

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

Dated Feb. 37 N. 5 Notat principal

(NOTE). This power of accords 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 also sign as a witness.

The undersigned witness certifies that known to me to be the same pason whose hame is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and adunowiedged signing and delivering the instrument as the firse and voluntary and of the principal, for the lasse and outposes 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 adending 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 desert sixing descendant or any spouse of such parent, sixing, or descendant of attentive principal or any appear or successor agent under the foregoing power of adonts, whether such relationship is by blood, marriage, or adoption, or (d) an agent or successor agent under the foregoing power of attention successor agent under the adoption, or (d) an agent or successor agent under the foregoing power of

Dated: 2/24/15	Witness
A substitution but	t other jurisdictions may require
(NOTE: Illinois requires only one witness, but more than one witness. If you wish to have a certify and sign here:)  (Second witness) The undersigned witness of	pertifies that
the foregoing power of attorney, appeared be acknowledged signing and delivering the inst of the principal, for the use said purposes the tobe of sound mind and mercan. The under witness is not: (a) the attending prinsician or relative of the physician or provider, (b) an or owner or operator of a health care fucility in resident; (c) a parent, sibling, descendent, or descendant of either the principal or and foregoing power of attorney, whether such madoption; or (d) an agent or successor agent attorney.	efore me and the notary public and trument as the free and voluntary act erein set forth. I believe him or her resigned witness also certifies that the mental health service provider or a wner, operator, or relative of an which the principal is a patient or any spouse of such parent, sibling, a jent of successor agent under the eationship is by blood, marriage, or
Dated:	Witness
State of TLYNOLS.) ) SS.	
County of COOK	
The undersigned, a notary public in and certifies that BLOWN HOR Akhov whose name is subscribed as principal to tappeared before me and the witness(es)) in person and the instrument as the free and voluntary ac	the foregoing power of automey, (and d acknowledged signing and delivering

purposes therein set forth (	and certified to the c	correctness of the	signature(s) of
the agent(5)		1	•
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RERALYN M KORPAK		XIV	W/C
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(Successor agent)	(principal)	6/2	
			7
NOTE The name, addre		r of the person pr	eparing this form
NOTE. The name, addre- or who assisted the princi-	pal in completing this	form should be in	sened being)
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Address			0
Phone			

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# **UNOFFICIAL COPY**

Lot 30 (EXCEPT the East 7 feet thereof) and the East 17 feet of Lot 29 in Block 1 in Fordham's Addition to Cornell, a Subdivision of that part lying East of the New York, Chicago and St. Louis Railroad of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

NOTE: For informational purposes only, this land is commonly known as: 1126 E. 81<sup>st</sup> Pl., Chicago, IL 60619

tioner or cook country clark's Office Permanent Index Number: 20-35-119-026-0000