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Returns to:

David Clough P.C.  
55 West Monroe Suite 3950  
Chicago, IL 60603



Doc#: 1513139050 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/11/2015 10:39 AM Pg: 1 of 8

Property of Cook County Clerk's Office

       
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**UNOFFICIAL COPY****Illinois Statutory Short Form****Power of Attorney for Property**

Page 1 of 6

**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 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. You may name successor agents under this form, 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 use due care to act for your benefit. 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. The Powers you give your agent are explained more fully in Section 3-4 of the Illinois 'Statutory Short Form Power of Attorney for Property Law'. This form is a part of that law. You are not required to sign this Power of Attorney.

You should not sign the 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:

    KAT     . Principal's initials

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POWER OF ATTORNEY made

March 10, 2015

(month, year)

1. I, Kristina Traynor

(Name and Address of Principal)

hereby appoint: David Clough 55 W Monroe Ste 3950 Chicago IL

(Name and Address of Agent)

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:

*(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.
- (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 powers and transactions.

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

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

No Limitations

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3. In addition to the powers granted above, I grant my agent the following powers (*here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below*):

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*(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 the next sentence, 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.

*(Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out the next sentence 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.

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 either (or both) of the following

6. ( ) This power of attorney shall become effective on : (*insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect*)

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7. ( ) This power of attorney shall terminate on (*insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death*)

upon completion of the sale of my house

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*(If you wish to name successor agents, insert the names and addresses of such successors in the following paragraph.)*

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8. If any agent named by me shall die, become incompetent, resign, refuse to accept the office of agent or be unavailable, I name the following (each to act alone and successively, in the order named) as successors 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 health care matters, as certified by a licensed physician.

*(If you wish to name your agent as guardian of your person, in the event a court decides that one should be appointed, you may, but are not required to, do so by retaining the following paragraph. The court will appoint your agent if the court finds that such appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)*

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.

Signed, (principal) 

*(You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this power of attorney, you must complete the certification opposite the signatures of the agents.)*

Specimen signatures of agent  
(and successors)

I certify that the signature of my  
agent (and successors) are correct

Agent: \_\_\_\_\_  
Successor: \_\_\_\_\_  
Successor: \_\_\_\_\_

Principal: \_\_\_\_\_  
Principal: \_\_\_\_\_  
Principal: \_\_\_\_\_

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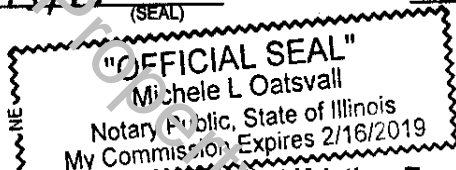
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(This power of attorney will not be effective unless it is notarized, and signed by at least two additional witnesses, using the form below.)

State of Illinois )  
County of Cook ) SS

The undersigned, a notary public in and for the above county & state certifies that, Kristina Traynor known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me 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: 4/15/15 Michele L Oatsvall (Notary Public)



My commission expires: 2/16/2019

The undersigned witness certifies that Kristina Traynor 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.

Dated: 4/15/15 \_\_\_\_\_

The undersigned witness certifies that Kristina Traynor 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.

Dated: 04/15/2015 Supriya S. Samant

The name, address, and phone number of the person preparing this form or who assisted the principal in completing this form should be inserted below

Person Assisting Principal in Completing form:	Name:	_____
	Address:	_____
	Phone:	_____

This document was prepared by:	David Clough p.c. 55 West Monroe Suite 3950 Chicago Illinois 60603 312.849.3000
755 ILCS § 45/3-3	

**Notice to agent.** The following form may be known as 'notice to agent' and may be supplied to an agent appointed under a power of attorney for property. **IMPORTANT INFORMATION FOR 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 with care, competence, and diligence for the best interest of the principal;
3. keep a complete record of all receipts, disbursements and transactions conducted for the principal; and (4) preserve the principal's estate plan to the extent you know the plan, unless preserving the estate plan is inconsistent with the principal's best interest. As agent you must not:

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- a. engage in conflicts that would impair your ability to act in the principal's best interest;
- b. do any act beyond the authority granted in this power of attorney;
- c. commingle the principal's funds with your funds;
- d. borrow funds or other property from the principal, unless otherwise authorized; and
- e. continue acting on behalf of the principal if you learn of any event which terminates this power of attorney or your authority under this power of attorney. 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 the 'Explanation of the powers granted in the statutory short form power of attorney for property' attached to the Illinois Short Form Power of Attorney for Property and in 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.' (755 ILCS 45/3-3.6 new)

**Limitations on who may witness property powers.** Every property power shall bear the signatures of 2 witnesses to the signing of the agency. None of the following may serve as a witness to the signing of a property power:

- a. The attending physician or mental health service provider or 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, whether such relationship is by blood, marriage, or adoption; or
- d. any agent or successor agent.

**Limitations on who may witness health care agencies.** Every health care agency shall bear the signatures of 2 witnesses to the signing of the agency. None of the following may serve as a witness to the signing of a health care agency:

- a. the attending physician or mental health service provider or 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, whether such relationship is by blood, marriage, or adoption; or
- d. any agent or successor agent.
- e.

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