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FIRST AMERICAN TITLE  
ORDER # 2670232  
2014

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

POWER OF ATTORNEY made this 6 day of August, 2015.

I, Bill Kierny, of 11505 S. 86<sup>th</sup> Avenue, Palos Park, Illinois, both individually and as a co-trustee of the Kierny Family Trust dated March 21, 2013, hereby appoint Uve R. Jerzy of the Law Offices of Uve R. Jerzy, P.C., 12120 Graceland Court, Homer Glen, Illinois 60491, as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person, including as trustee) 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, as limited in paragraph 2 below.
- (b) Financial institution transactions, as they pertain to the real estate sale described in paragraph 2 below.
- (c) ~~Stock and bond transactions.~~
- (d) Tangible personal property transactions, limited to personal property related to the sale of real estate described in paragraph 2 below.
- (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.~~



Doc#: 1528810085 Fee: \$72.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/15/2015 02:54 PM Pg: 1 of 5

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(n) ~~Estate transactions;~~

(o) All other property powers and transactions, limited to effectuating the closing of the sale of real estate described in paragraph 2 below, and the depositing of the sale proceeds;

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):

Limitation: The sale of property commonly known as 125 South Jefferson Street, Unit 2103 and parking space P 291, Chicago, Illinois 60661, which property is held in the Kiemy Family Trust, of which I am the holder of an undivided  $\frac{1}{2}$  interest and as to which I am a co-trustee, along with my spouse.

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):~~

~~(a) Gifts. To make Annual Exclusion Gifts and Tuition and Medical Exclusion Gifts to any one or more of my descendants and their spouses in such amounts as the agent considers appropriate. "Annual Exclusion Gifts" are gifts that qualify for the federal gift tax "annual exclusion" under Code §2503(b). Annual Exclusion Gifts to each person in any calendar year shall not exceed the maximum allowable amount of such annual exclusion for an unmarried donor, or twice that amount if I am married at the time of such gift, taking into account any election that maybe made under §529(e)(2)(B) of the Code. "Tuition and Medical Exclusion Gifts" are gifts that qualify for the federal gift tax exclusion under Code §2503(e). Gifts permitted under this paragraph to an individual may be made to any trust established for such individual (provided that gifts to such trust qualify for the gift tax exclusion under §2503(b) of the Code), to a Uniform Transfers to Minors Act account for such individual (regardless of who is the custodian), to a tuition savings account or prepaid tuition plan as defined under §529 of the Code (a "529 Account") for the benefit of such individual (without regard to who is the account owner or responsible person for such account), or to a Coverdell Education Savings Account for the benefit of such individual. The "spouse" of any person means the individual legally married to, and not legally separated from, such person on the date of the gift then in question or on the date of the prior death of such person. References to sections of the "Code" refer to the Internal Revenue Code of 1986, as amended from time to time, and include corresponding provisions of subsequent federal tax laws.~~

~~(b) 529 Accounts. If I am the account owner or responsible person (the "account owner") for a 529 Account, or if my agent is the account owner of a 529 Account to which I or my agent on my behalf has made gifts, to exercise all rights granted to an account owner of a 529 Account, including but not limited to any right to refund the account to me; to approve or disapprove a distribution to the beneficiary; to change the beneficiary provided the new beneficiary of the account or plan is one of my descendants, the spouse of one of my descendants, or a sibling or cousin of the old beneficiary; to change the account owner provided the new account owner is my spouse, one of my descendants, the spouse of one of my descendants, the beneficiary, a sibling, parent, or guardian of the beneficiary, or the trustee of a trust of~~

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which the beneficiary is a beneficiary; to change investment options; and to roll over the account to another account under the same program or a program in another state.

~~(c) Other Compensation. To compensate separately any brokers, attorneys, auditors, depositories, real estate managers, investment advisors, and other persons (including my agent and any firm with which my agent is associated without reducing compensation in any capacity).~~

~~(d) Funding Trust. To transfer any part or all of my assets to the trustee of any revocable trust of which I am the grantor.~~

~~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.~~

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

6. *BOH* This power of attorney shall become effective immediately upon signing.

7. *BOH* This power of attorney shall terminate within 24 hours of the closing and disbursement of proceed funds of the sale referenced in paragraph 2 above.

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: NONE.

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.

Signed Bill J. Keirny individually and as co-trustee  
of the Keirny Family Trust



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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT 2103 AND PARKING SPACE P-291 IN PARK ALEXANDRIA CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2003 AS DOCUMENT NUMBER 0326832189, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 17-16-107-037-1554 and 17-16-107-037-1148

Property Address: 125 S Jefferson St Unit 2103, Chicago, Illinois 60661

Property of Cook County Clerk's Office