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POWER OF ATTORNEY

Doc#: 1530346101 Fee: \$74.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2015 01:32 PM Pg: 1 of 5

KNOW ALL MEN BY THESE PRESENTS THAT **THELMA E. SANTORA**, of the Village of Bedford Park, County of Cook in the State of Illinois, HAS MADE, CONSTITUTED AND APPOINTED, AND BY THESE PRESENTS DOES MAKE, CONSTITUTE AND APPOINT **GERY SANTORA**, of the City of Palos Heights, County of Cook and State of Illinois, TRUE AND LAWFUL ATTORNEY FOR ME AND IN MY NAME, PLACE AND STEAD to exercise the powers hereinafter set forth:

ARTICLE ONE

My attorney shall have full power and authority for me and in my name and stead to manage all of my property, and in this connection shall have all of the powers with respect to my property given a trustee under the Illinois Trustee and Trustees Act (Illinois Compiled Statutes, Ch. 755, Section 45 et seq.) from time to time in effect.

Without limiting the generality of the foregoing, I specifically empower my attorney:

- (a) To sell and convey real property and personal property; to collect income due me from any source; to make claims on any insurance policies and receive insurance benefits; to receive any money or other property in any checking, savings, or other type accounts or any safety deposit boxes standing in my name; to receive and endorse checks standing in my name; to manage any business, medical, or personal affairs of whatever nature; to deposit money in any type of accounts that I may have an interest or to draw money thereon; and to do any and all other acts as said **GERY SANTORA**, shall deem proper and necessary;
- (b) to have access to and to enter at any time, any safe deposit box in my name (or in my name jointly with any other person or persons); and to remove any or all of the contents of any such box and to surrender any such box;
- (c) to execute and to file my income tax return, gift tax return or declaration of estimated tax for any year, or any other tax return or report; to represent me before any office of the Internal Revenue Service, the Illinois Department of Revenue, or in any administrative agency or court with respect to tax matters;
- (d) to employ agents, attorneys, investment counsel, accountants, brokers, custodians and proxies, and to delegate to them such powers as my

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attorney deems advisable; and

(e) to employ domestic servants, companions, nurses or doctors to care for me; to admit me to or secure my release from any hospital; to consent to, or decline, on my behalf, any treatment or surgical procedure for any injury or disease from which I may be suffering; and to have access to any medical records pertaining to my physical or mental condition or any communications, oral or written, from any doctor engaged to treat me. Any doctor engaged to treat me may rely on this power of attorney in divulging information as to my mental or physical condition. As used herein, "doctor" includes physicians, surgeons, osteopaths, psychologists and other health care professionals.

[The above paragraph is inserted herein strictly for purposes of clarity and is not to be construed as in any way limiting the Universal Power of Attorney heretofore given and granted herein by me to **GERY SANTORA**.]

ARTICLE TWO

My attorney's powers shall be exercisable immediately upon my signing of this document.

This power of attorney shall continue in effect until terminated as hereinafter provided. Every person dealing with my attorney shall be fully protected in relying on this instrument until that person receives actual notice of its revocation.

If my attorney receives written notice that I subsequently act to revoke this instrument, this power of attorney shall be immediately terminated.

Upon my death, my attorney shall account to the personal representative of my estate for all money and property that has come to my attorney's hands.

ARTICLE THREE

My attorney shall have continuing power to collect all of my property and assets, except as follows:

(a) My attorney shall not be responsible for collecting any property unless and until my attorney receives actual notice of the identity and location of that property.

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(b) Where I own property in joint tenancy with one or more others, or hold property in a revocable trust for one or more beneficiaries, my attorney may sever the joint tenancies and terminate such trust to the same extent that an Illinois court would permit a guardian of my estate to do so but my attorney may act without court order.

ARTICLE FOUR

My attorney shall be reimbursed for all reasonable expenses incurred in connection with services hereunder and may charge reasonable compensation for services.

My attorney may resign and name a successor attorney at his discretion.

Every successor attorney shall have all the rights, powers, discretions and duties given to or imposed upon the original attorney. A successor attorney shall have no duty to inquire into the acts of any predecessor attorney, and shall not be liable for any act or omission of any predecessor attorney. Any person may, without liability, rely on the written certification of a successor attorney that such successor has been appointed and has power to act.

No person dealing with my attorney shall be under any obligation to see to application of any money paid to my attorney or to inquire into the validity or propriety of any act of my attorney or into any of the provisions of this instrument.

My attorney shall be liable only for willful default, not for errors of judgment, and shall have power to bind me or my property without binding my attorney personally.

My attorney may employ any legal, accounting, brokerage or investment counseling firm of which my attorney may be a member and pay both such firm and my attorney reasonable compensation for services.

If I am adjudged to be a disabled person, I name **GERY SANTORA** as guardian of my person and estate. I excuse the guardian from giving bond or security. My Guardian shall be reimbursed for all reasonable expenses

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incurred in connection with services hereunder and may charge reasonable compensation for services.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 22nd day of October, 2009.

Thelma E. Santora

THELMA E. SANTORA

WITNESSES:

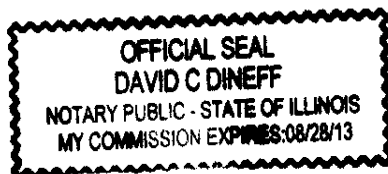
Laura Dineff ADDRESS: 7936 W. 87th St.
Justice, IL 60458

Judith Rebaron ADDRESS: 7936 W. 87th St.
Justice, IL 60458

STATE OF ILLINOIS)
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for and residing in the said County, in the State of Illinois, do hereby certify that **THELMA E. SANTORA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 22nd day of October, 2009.



David C. Dineff
 NOTARY PUBLIC

This document prepared by:
THE LAW OFFICES OF DAVID C. DINEFF
 7936 W. 87th Street
 Justice, IL 60458
 (708) 458-0511

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Legal Description

UNITS 9138-1A AND G23 IN CRYSTAL HILLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CRETAIN LOTS IN CRYSTAL HILLS CONDOMINIUMS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94500137, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PINS: 23-03-400-037-1055; 12-02-400-037-1047

Property Address: 9138 West 95th Street, Unit 1 A, Hickory Hills, Illinois 60457

15-3036

Property of Cook County Clerk's Office