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Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/17/2015 10:31 AM Pg: 1 of 8

## **ILLINOIS STATUTORY** SHORT FORM POWER OF ATTORNEY FOR PROPERTY

Prepared by: Jeffrey S. Evens, 6767 N. Milwaukee Ave., Suite 202, Niles, II 60714

Sang Thai, 5018 N. Hermitage Ave., Chicago, IL 60640 Clart's Office Mail to:

HOX 334 CTF

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### **UNOFFICIAL COPY**

#### 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. 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 exting 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 2-4 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

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### ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1.1, Sang Thai, 4819 W. Hutchinson Street, Unit 2R, Chicago, IL. 60641
(Insert name and address of principal)
hereby revoke all prior powers of attorney for property executed by me and appoint:
Frank Roberts, 4819 W. Hutchinson Street, Unit 2R, Chicago, IL, 60641
(insert name and address of agent)
(NOTE: You may not name co-agents using this form.)
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:
(NOTE: 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 gian ed 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) Storbkroakboochparerouras
(d) Tangkink kaceaunik muchan jurangenonex
(e) SAKS AIS POSAK VISAK SAKVIKA KATOLIKA KATOLI
(f) Markanarakakakakakakakakakakakakakakakaka
(g) Rememberations.
(h) SACIAN SEARCH ANN ANN ANN ANN ANN ANN ANN ANN ANN AN
(i) Xackacaldarixx
(j) Shirosanddithationx
(K) (KACHOCHIK/ADCICOCCICAXINGACHADEX (I) BLOSTOPCK XXXIIIAACHADEX (II) Borrowing transactions. (II) BISCONXXIIIAACHADEX (II) BISCONXXIIIAACHADEX (III) BISCONXXIIIIAACHADEX (III) BISCONXXIIIIAACHADEX (IIII) BISCONXXIIIIAACHADEX (IIII) BISCONXXIIIIAACHADEX (IIII) BISCONXXIIIIAACHADEX (IIII) BISCONXXIIIIAACHADEX (IIII) BISCONXXIII
(I) Broathaer xormosymosx
(m) Borrowing transactions.
(n) <b>Riskani kacii kas</b> k
(o) WKSKARACKARACKARACKARAK
ALONG Lindadana and Albina Andrews And
(NOTE: 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:
ALOTE IA CONTRACTOR AND
(NOTE: Here you may include any specific limitations you deem appropriate, such as a promition or
conditions on the sale of particular stock or real estate or special rules on borrowing by the arrent.)
No Limits on Agent's Power
3. In addition to the powers granted above, I grant my agent the following powers:
o. In addition to the powers granted above, I grant my agent are leaving powers.
(NOTE: 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.)
No Additional Powers

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(NOTÈ: 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.

(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 agen't shall be entitled to reasonable compensation for services rendered as agent under this power in another this power in another this

(NOTE: This power of allowey may be amended or revoked by you at any time and in any manner. Absent amendment or revolution, 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.)

6. ( ) This power of attorney shall become effective on Immediately upon my execution hereof.

(NOTE: Insert a future date or event during you. If stime, 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

November 1, 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 incepacitated, 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.)

8. If any agent named by me shall die, become incompetent, resign or refuse to accompetent	ະມາ ຫ= office of
agent, I name the following (each to act alone and successively, in the order named) as	successor(s) to
such agent:	(C)

For purposes of 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 name 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. Strike out paragraph 9 if you do not want your agent to act as guardian.)

9. VIRIQUECALECTORY (entrated from proceedy) in the few tempolements is an expectated than expect exting (under (this )) () () () powers of telegraphic entration guardinary for excellent polarity () () ()

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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.

(NOTE: This form 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.)

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

Dated: . October 1, 2015		
signat May Than		
Sang Thai	(principal)	
0		
(NOTE: This power of alterney will not be effect	tive unless it is signed by at la	act one witness and vour
signature is notarized, using are form below. Th		
signature is notarized, using the form below. The	o notally may not also sign as	<i>a willious</i> ,
The undersigned witness certifier trat	Sang Thai	, known to me to be
the same person whose name is subscribed as	principal to the foregoing pov	ver of attorney, appeared
before me and the notary public and ar kno vied	ged signing and delivering the	e instrument as the free and
voluntary act of the principal, for the uses and p		
sound mind and memory. The undersigned with		
physician or mental health service provider on a operator, or relative of an owner or operator of a		
resident; (c) a parent, sibling, descendant, or an		
the principal or any agent or successor agent ur	nder the foregoing power of a	ttorney, whether such
relationship is by blood, marriage, or adoption;	or (d) an agent or successor a	agent under the foregoing
power of attorney.	$^{\gamma}O_{x}$	
- 10 02 - 10		
Dated: 10-02-20t5	Pan Pan	. Ming-Chan
		Witness
	(0)	/ / /
		4,
(NOTE: Illinois requires only one witness, but of		more than one witness. If
you wish to have a second witness, have him of	r her certify and sign here:)	
(Occord with each The condensioned without and	See that Cong Thai	(Crosus to
(Second witness) The undersigned witness cert me to be the same person whose name is subs	cribed as principal to the fore	, known to
appeared before me and the notary public and a	acknowledged signing and de	elivering the instruction as the
free and voluntary act of the principal, for the us		
be of sound mind and memory. The undersigne	ed witness also certifies that the	ne witness is not: (a) the
attending physician or mental health service pro	ovider or a relative of the phys	sician or provider; (b) an
owner, operator, or relative of an owner or oper		
patient or resident; (c) a parent, sibling, descen		
of either the principal or any agent or successor such relationship is by blood, marriage, or adop	r agent under the tolegoing pl	sear agent under the
foregoing power of attorney.	Alon, or (u) an agent of succe	SSOI agent under the
1		ſ
Dated: / 6 / 2   18	$\mathcal{D}_{\sim}$	1 ~
		14.5
		Witness

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State of Illinois )				
County of Coots )				
The undersigned, a no Sano Thai	otary public in and for the		nd state, certifies t same person whos	
subscribed as principal to the				
in person and acknowledged sprincipal, for the uses and pur of the agent(s)).  Dated: (0   z   1   5	signing and delivering the poses therein set forth ( OFFICE CLAN NOTATY PUBLIC			•
My commission expires 11	600000000	***************************************	Notary F	Public
(NOTE: You may, but are not signatures below. If you include certification opposite the sign.)  Specimen signatures of agent	e specimen signatures in stures of the agents.)	n this power of at	ttorney, you must o	complete the
(and successors)		(and success	sors)are genuine.	
Frank Roberts	(ayert)	Sang Thai		(principal)
	(successor agent)	Sang Thai		(principal)
	(successor agent)	Sany Thei	<del></del>	(principal)
(NOTE: The name, address, a principal in completine	and phone number of the g this form should be inse		g this form or who	assisted the
Name: <u>Jeffrey S. Eve</u>	ns	<del></del>	15	
Address: <u>6767 N. Milwa</u>	ukee Ave., Suite 202	<del></del>	C	
Niles, II 60714		<del></del>	•	1/C
Phone:				-6)

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#### "NOTICE TO 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 for the best interest of the principal, using due care, competence, and diligence;
- (3) keep a complete and detailed record of all receipts, disbursements, and significant actions conducted for the principal;
- (4) attempt to preserve the principal's estate plan, to the extent actually known by the agent, if preserving the plan is consistent with the principal's best interest; and
- (5) cor erate with a person who has authority to make health care decisions for the principal to carr, out the principal's reasonable expectations to the extent actually in the principal's best interest.

As agent you must ; ot do any of the following:

- (1) act so as the eate a conflict of interest that is inconsistent with the other principles in this Notice to Agent.
- (2) do any act beyon the authority granted in this power of attorney;
- (3) commingle the principal's funds with your funds;
- (4) borrow funds or other property from the principal, unless otherwise authorized;
- (5) continue acting on behalf ( the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney, such as the death of the principal, your legal separation from the principal, or the dissolution of your marriage to the principal.

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:

by	as Agent
Sang Thai	Frank Abberts

The meaning of the powers granted to you is contained in Section 3-4 of the Illinois Power of Attorney Act, which is incorporated by reference into 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.

If there is anything about this document or your duties that you do not understand, you should seek legal advice from an attorney."

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#### ILLINOIS STATUTORY

### SHORT FORM

### POWER OF ATTORNEY FOR PROPERTY Addendum

Property Address: 5018 N. Hermitage Ave.

Chicago, IL 60640

60040

Permanent Index Number: 14-07-413-021-0000

#### Legal Descripton

LOT 10 IN THE SUBDIVISION OF LOTS 9 TO 13 INCLUSIVE IN BLOCK 4 IN ANDERSONVILLE, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD AREE OLINE CLERKS OFFICE PRINCIPAL MERIDIAN AS LIES WEST OF GREENBAY ROAD IN COOK COUNTY, ILLINOIS.