

UNOFFICIAL COPY

Doc#: 1535556183 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/21/2015 12:45 PM Pg: 1 of 4

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

C.T.I./EX

1535556183

3 of 4

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL, OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN A POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. 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", A COPY OF WHICH IS ATTACHED HERETO (AND MAY BE SEPARATED FOR CONVENIENCE). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

POWER OF ATTORNEY made this 8th day of December, 20 15

I, Peter L. Wyatt, hereby appoint Lee T. Virtel
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

UNOFFICIAL COPY

-2-

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:

- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) Borrowing transactions

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars: No limitations

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

A My agent is authorized to execute any and all documents in connection with the purchase of the property located at 1315 Ashbury Circle, Lemont, IL 60439, Illinois. The legal description for the property is attached hereto marked Exhibit A.

4. This power of attorney shall become effective on the date first given above.

5. This power of attorney shall terminate upon my death, or upon a court determination of my disability, or at such time as I may terminate this instrument in writing.

6. 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.

Peter L. WYATT
(Signature)

Peter L. Wyatt
Print or Type Name

UNOFFICIAL COPY

- 3 -

STATE OF Illinois)
) SS
COUNTY OF Cook)

The undersigned, a notary public in and for the above county and state certifies that Peter L. Wyatt, 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 additional witness 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

DATED: December 8, 20 15



Lee T. Virtel
Notary Public

The undersigned witness certifies that Peter L. Wyatt known to me to be the same person whose name is subscribed 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: December 8, 20 15

Carolyn H. Spada
Witness

Prepared By and Return To:
Lee T. Virtel
Antonopoulos & Virtel
15419 127th Street - Suite 100
Lemont, IL 60439

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

PARCEL 1: UNIT 37-144 BEING DESCRIBED AS: THAT PART OF LOT 37 IN ASHBURY WOODS UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 03, 2007 AS DOCUMENT NUMBER 0721515103, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 37; THENCE NORTH 89 HOURS, 58 MINUTES, 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 37 FOR A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 37; THENCE SOUTH 00 HOURS 01 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 37 FOR A DISTANCE 102.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 HOURS 01 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 37 FOR A DISTANCE OF 42.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37; THENCE SOUTH 89 HOURS 58 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 37 FOR A DISTANCE OF 83.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 00 HOUR 01 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 37 FOR A DISTANCE OF 42.00 FEET; THENCE NORTH 89 HOURS 58 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON- EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 0814945180 AND AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.

Property Address: 1315 Ashbury Circle, Lemont, Illinois 60439

PIN#: 22-32-217-001-0000

(affects the land herein with other property)