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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/14/2016 11:49 AM Pg: 1 of 4

40020359 13

Cook COUNTY

(1-8)  
GIT

TYPE OF DOCUMENT:

Power of Attorney

Greater Illinois Title  
300 E. Roosevelt Road  
Wheaton, IL 60187

Property of Cook County Clerk's Office

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40022359 '13

## SPECIAL POWER OF ATTORNEY TO SELL REAL ESTATE

POWER OF ATTORNEY made this 7th day of December, 2015.

The undersigned Rita Jane Rydin, as Trustee of the Rita Jane Rydin Declaration of Trust Dated April 30, 2001, do by this document hereby appoint Marty DeRoin, of Chicago, Illinois, as attorney-in-fact in my name with respect to the following powers, enumerated below, but subject to any limitations on or additions to the specified powers set forth:

1. To make, execute and deliver any deed, all other title documentation, including but not limited to the Contract and Riders, Affidavit of Title, Bill of Sale, Federal, State, County or City Transfer Tax Declarations, Letters of Direction and affidavits, RESPA statements, closing statements, mortgage documents, brokerage settlement agreements, escrow agreements, and all other documentation necessary in connection with the sale of the real estate located at 123 Acacia Circle, Indian Head Park, IL 60525, pursuant to the Contract dated 11/5/15. (Legal description attached).

2. To demand, receive and collect any and all moneys that may become due to us individually or as beneficial owners as aforesaid under any contract to sell, earnest money deposit, or under any purchase money mortgage that may be executed and delivered in respect of the real estate or take any other action pursuant to a contract to purchase the said property.

3. To endorse, deposit and collect any check, note, or other instrument that may be payable to us.

4. To institute any action upon any breach of any of the other terms, provisions of any such agreement, to prosecute, compromise and settle any action or actions, or proceeding or proceedings, that he may deem proper in respect thereof.

5. Our 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 our agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by us who are acting under this power of attorney at the time of reference.

6. This power of attorney shall become effective on the date of execution above.

7. It is our intent that this power of attorney shall remain in full force and effect and that the power granted herein shall continue without interruption until our deaths unless previously revoked by us, or, until we are adjudged disabled by any court.

8. We are fully informed as to all the contents of this form and understand the

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full import of this limited grant of powers to our attorney-in-fact.

x Rita Jane Rydin  
Rita Jane Rydin, as Trustee - Principal

Marty DeRoin  
Marty DeRoin - Agent

x Rita J. Rollins  
Rita J. Rollins, aka  
Witnessed: Rita Jane Rydin, Trustee

Simon Inalla  
\_\_\_\_\_

STATE OF SC  
COUNTY OF ORANGE

The undersigned, a Notary Public in and for the above County and State, certifies that RITA JANE RYDIN aka RITA J ROLLINS is known to me to be the same person(s) whose name(s) is/are subscribed as principal(s) to the foregoing Power of Attorney, appeared before me in person and acknowledged signing and delivering the instrument as his/her free and voluntary act of the principal, for the uses and purposes therein set forth.

SUBSCRIBED and SWORN to before me this 12 day of December, 2015.

x Simon Inalla  
Notary Public 01-21-2025

**THIS DOCUMENT PREPARED BY:**

Mail to: **Marty DeRoin, Attorney at Law**  
**210 S. Clark St., Suite 2025**  
**Chicago, Illinois 60603**  
**(312) 362-0708**

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## EXHIBIT "A"

PARCEL 1: UNIT 210 AND P-13 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILSHIRE NORTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25077886, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22779632 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property address: 123 Acacia Circle Unit 210 & P-13, Indian Head Park, IL 60525  
Tax Number: 18-20-100-073-1023

Property address: 123 Acacia Circle Unit 210 & P-13, Indian Head Park, IL 60525  
Tax Number: 18-20-100-073-1096

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