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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(NOTICE: THE PURPOSE OF THE 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 POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. 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 EXPRESSLY LIMITED, THE DURATION OF THIS POWER WILL BE PROVIDED BELOW. UNTIL YOU TERMINATE THE POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE 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" OF WHICH THIS FORM IS A PART. 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.)



Doc#: 1605544065 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2016 12:38 PM Pg: 1 of 4

Power of Attorney, made this 10th day of February, 2015.

1. **Clearpoint Properties, LLC by managing member Mark Gruber, hereby appoints Ryan Janz as their attorney-in-fact (my "agents") to act for and in their name (in any way they could act in person) with respect to the 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 paragraphs 2 or 3 below:**

All Real Estate Transactions

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

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2. The powers granted above shall 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 prohibitions or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

- (a) Real Estate Transactions
- (b) All real property purchase or sale transactions.
- (c) Tangible personal property transactions

3. In addition to the powers granted above, I may give my agent the following powers (here you may add any other delegable powers including, without limitations, the 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): NONE.

(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 THE NEXT SENTENCE, 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 can and shall be revoked for any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCLUDED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTIENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

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

MY POWER OF ATTORNEY MAY BE AMENDED OR REVOKED AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL MY DEATH UNLESS A LIMITATION ON THE OPENING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH OF THE FOLLOWING:

- (A). This power of attorney shall become effective on February 10, 2015.
- (B). This power of attorney shall terminate on February 20, 2015.

8. I am fully informed as to all contents of this form and understand the full impact of this grant of powers in my agent.

Signed 

Mark Gruber

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State of Illinois)
) SS.
County of Cook)

The undersigned notary public in and for the above county and state, certifies that **Mark Gruber** is known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me in person and was acknowledged signing and delivering the instrument as the free and voluntary act of the principal for the uses and purposes therein set forth and certified to the correctness of the signature(s) of the agent(s).

Dated: 2/10/15



Dina Weisman
Notary Public

My commission expires

The undersigned witness certifies that **Mark Gruber** is 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 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/her to be of sound mind and memory.

Dated: 2/10/15

Witness: [Signature]

Howard Weisman
(print name)

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE)

*This document was prepared by: Howard D. Weisman, Esq., 120 South State, Suite 200
Chicago, Illinois 60603 (312) 849-8000; Fax (312) 849-3034*

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Legal Description: LOT 76 IN HENNING E. JOHNSON'S 2ND ADDITION TO MEADOW LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART ACQUIRED FOR PUBLIC HIGHWAY), IN COOK COUNTY, ILLINOIS.

Property Index Number: 29-14-225-002-0000

Also commonly known as: 1421 E 154th St, Dolton, IL 60419

Property of Cook County Clerk's Office