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1633744055

Doc# 1633744055 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/02/2016 02:39 PM PG: 1 OF 4

Property of Cook County Clerk's Office

SPACE ABOVE THIS LINE FOR RECORDERS USE

POWER OF ATTORNEY

1 OF 2

16-141000

PLYMOUTH TITLE GUARANTY CORP
73 W MONROE ST, STE 303
CHICAGO, IL 60603
PH 630-300-3900
FX 630-300-3901

A small, stylized handwritten mark or signature in the bottom left corner.

4

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First American Title Insurance Company

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

POWER OF ATTORNEY made this 11th day of October (month) 2016 (year).

I, Duane A. Ticknor, hereby appoint:
Mary L. Ticknor, of 1301 Ashbury Circle, Lemont, IL 60439 (insert name and address of agent) 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 or below:

- (a) Real estate transactions.
- (b) Borrowing transactions.

The powers granted above shall not 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 prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

In addition to the powers granted above, I grant my agent the following powers (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):

To execute any and all documents, including all mortgage related documents required to be executed by the lender, that are necessary to effectuate the refinance of 1301 Ashbury Circle, Lemont, IL 60439

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.

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

() This power of attorney shall become effective on 11-7-16
(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect).

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(x) This power of attorney shall terminate: upon the Closing of 1301 Ashbury Circle, Lemont, IL 60439

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

For purposes of this paragraph, 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.

If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security. 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.

Signed by Duane A. Ticknor
Duane A. Ticknor

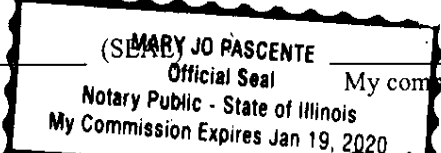
Specimen signatures of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

<u>Mary L. Ticknor</u> (agent)	<u>Duane A. Ticknor</u> (principal)
_____ Mary L. Ticknor (successor agent)	_____ Duane A. Ticknor (principal)
_____ (successor agent)	_____ (principal)

State of Illinois)
County of Cook) SS

The undersigned, a notary public in and for the above county and state, certifies that Duane A Ticknor 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, (and certified to the correctness of the signature(s) of the agent(s)).

Dated: 11/11/16  Mary Jo Pascente Notary Public
My commission expires 1/19/20

The undersigned witness certifies that Duane A. Ticknor and Mary L. Ticknor 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 or her to be of sound mind and memory.

Dated: 11/11/16  K. J. (TC) Witness

This document was prepared by: Mary L. Ticknor

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EXHIBIT A:

LEGAL DESCRIPTION:

PARCEL 1: UNIT 37-141 DESCRIBED AS: 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 3, 2007 AS DOCUMENT NUMBER 0721515103, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 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 OF 37.00 FEET; THENCE SOUTH 89 HOURS 58 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 83.00 FEET TO THE WEST LINE OF SAID LOT 37; THENCE NORTH 00 HOURS 01 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 37 FOR A DISTANCE OF 37.00 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.

**C.K.A: 1301 Ashbury Circle, Lemont, IL 60439
P.I.N. 22-32-217-001-0000**