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Doc# 1705346043 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/22/2017 02:22 PM PG: 1 OF 7

(The Above Space for Recorder's Use Only.)

ILLINOIS STATUTORY FORM POWER OF ATTORNEY FOR PROPERTY SPECIAL FOR REAL ESTATE TRANSACTION

Permanent Index No.: 14-33-200-015-1021

Address of Property: 2336 N. Commonwealth, Unit #209, Chicago, IL 60614

Legal description:

UNITS 209 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2336 NORTH COMMONWEALTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26036335, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE GRANTEE IS ENTITLED TO THE SOLE AND EXCLUSIVE USE OF PARKING (GARAGE) SPACE NUMBER P-18, AS A LIMITED COMMON ELEMENT, SUBJECT TO THE PROVISIONS AND LIMITATION CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 26036335, AND CONVEYED BY DEED AS THE INTEREST IS RECORDED AS DOCUMENT NUMBER 87592364.

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ILLINOIS POWER OF ATTORNEY FOR PROPERTY

NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS 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 acting 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 3-4 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:

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ILLINOIS POWER OF ATTORNEY FOR PROPERTY

This STATUTORY PROPERTY POWER OF ATTORNEY made on ^{December} ~~October~~ 22, 2016.

1. I, WILLIAM BOOTH HUNT, AS TRUSTEE OF THE SEH LIVING TRUST, residing at 917 W. Savidge Street, Unit 28, Spring Lake, Michigan 49456, Ottawa County, hereby appoint my attorney, Carol L. Jones, of Jill M. Metz & Associates, whose office is located at 5443 North Broadway, Chicago, Illinois 60640, Cook County, as my attorney-in-fact (my "agent") to act for me and in my name (in any way that I could act in person) with respect to the following powers, as defined in section 755 ILCS 45/3-4, including all amendments, of the Illinois Power of Attorney Act, but subject to any limitations designated in this section and section 2 or additions designated in section 3 to the specified powers:

[NOTE: You must strike out any one or more of the following categories of powers that 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 granted to the agent. To strike out a category you must draw a line through the title of that category.]

(a) Real estate transactions. The agent is authorized to: buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easements, create conditions and release rights of home tened with respect to real estate; create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessments; and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

- ~~(b) Financial institution transactions.~~
- ~~(c) Stock and bond transactions.~~
- ~~(d) Tangible personal property transactions.~~
- ~~(e) Safe deposit box transactions.~~
- ~~(f) Insurance and annuity transactions.~~
- ~~(g) Retirement plan transactions.~~
- ~~(h) Social Security, unemployment and military service benefits.~~
- ~~(i) Tax matters.~~
- ~~(j) Claims and litigation.~~
- ~~(k) Commodity and option transactions.~~
- ~~(l) Business operations.~~
- ~~(m) Borrowing transactions.~~
- ~~(n) Estate transactions.~~
- ~~(o) All other property transactions.~~

2. The powers granted above shall be modified or limited in the following particulars:

[NOTE: Here you may include any specific limitations or directions you deem appropriate.]

This power of attorney for property is granted solely for all real estate transactions involving the real property listed on page 1 of this Illinois Statutory Form Power of Attorney for Property Special for Real Estate Transaction.



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ILLINOIS POWER OF ATTORNEY FOR PROPERTY

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

[NOTE: Here you may add any other delegable powers or directions you deem appropriate.]

None.

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 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 this section, otherwise it should be struck out.]

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

[NOTE: Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out section 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.]

6. This power of attorney shall become effective on ~~October~~^{December 22} _____, 2016.

7. If a guardian of my estate (my property) is to be appointed, I nominate the following to serve as such guardian, to serve without bond or security: No guardian named.

8. This power of attorney shall terminate the day after the real estate closing for the real property listed on page 1 of this Illinois Statutory Form Power of Attorney for Property Special for Real Estate Transaction.

9. If any agent, attorney-in-fact, or guardian named by me in this document shall die, become incompetent, resign or refuse to accept the office of agent, I hereby name the following (each to act alone and successively, in the order named) as my successor agent, attorney-in-fact, or guardian: Jill M. Metz.

[NOTE: For purposes of this section, my agent 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.]

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ILLINOIS POWER OF ATTORNEY FOR PROPERTY


10. The laws of the State of Illinois shall govern the validity, performance and enforcement of this document.

[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. If any term, covenant or grant of authority of this document or the application thereof to any party or circumstance shall, to any extent, be invalid, or unenforceable, the remainder of this document, or the application of such term, covenant or grant of authority to parties or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or grant of authority of this document shall be valid and be enforced to the full extent permitted by law.

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

13. 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.


WILLIAM BOOTH HUNT, AS
TRUSTEE OF THE SEH LIVING
TRUST

[NOTE: This power of attorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not also sign as a witness.]

The undersigned witness certifies that WILLIAM BOOTH HUNT, AS TRUSTEE OF THE SEH LIVING TRUST, 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 WILLIAM BOOTH HUNT, AS TRUSTEE OF THE SEH LIVING TRUST to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

PRINT Tim Richter

SIGNATURE 

DATE: 12/10

ADDRESS: 3136 Kentridge St, IL

MBH

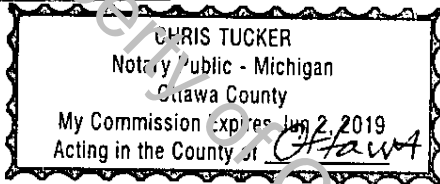
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ILLINOIS POWER OF ATTORNEY FOR PROPERTY

STATE OF ILLINOIS *Michigan*)
COUNTY OF COOK *Of Law*) SS.

The undersigned, a notary public in and for the above county and state, certifies that WILLIAM BOOTH HUNT, AS TRUSTEE OF THE SEH LIVING TRUST, 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 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: *12-23-2016*



[Signature]

Notary Public

Signature indicating acceptance of appointment:

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

Carol L. Jones
Agent's Address: 5443 N. Broadway
Chicago, Illinois 60640
Agent's phone number: 773.878.4480

William Booth Hunt

WILLIAM BOOTH HUNT, AS
TRUSTEE OF THE SEH LIVING
TRUST

Jill M. Metz
Agent's Address: 5443 N. Broadway
Chicago, Illinois 60640
Agent's phone number: 773.878.4480

William Booth Hunt

WILLIAM BOOTH HUNT, AS
TRUSTEE OF THE SEH LIVING
TRUST

MAIL TO:
THIS DOCUMENT WAS PREPARED BY:
Jill M. Metz & Associates
5443 North Broadway
Chicago, Illinois 60640
(773) 878-4480

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ILLINOIS POWER OF ATTORNEY FOR PROPERTY

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) cooperate with a person who has authority to make health care decisions for the principal to carry out the principal's reasonable expectations to the extent actually in the principal's best interest.

As agent you must not do any of the following:

- (1) act so as to create a conflict of interest that is inconsistent with the other principles in this Notice to Agent;
- (2) do any act beyond 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 of 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:

"(Principal's Name) by (Your Name) as Agent"

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.