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2 of 3 ADZ, SK  
17PNW353022SK

Doc#: 1710146194 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/11/2017 11:02 AM Pg: 1 of 3

(The space above for Recorder's use only)  
**LIMITED POWER OF ATTORNEY FOR  
REAL ESTATE TRANSACTIONS**

**"NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS  
STATUTORY SHORT FORM 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 coagents.

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 34 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:

Brian Schmidt  
Principal's initials

POWER OF ATTORNEY made this 25 of March, 2017.

1. I, Brian R. Schmidt, of the Village of Wilmette, County of Cook, State of Illinois hereby appoint Sherri S. Schmidt of the Village of Wilmette, County of Cook, State of Illinois 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 real estate transactions, as defined in section 34 of the "Statutory Short Form Power of Attorney for Property Law" (including all

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amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2.

2. The powers granted shall be limited to the signing of closing documents, loan closing documents, mortgage documents and all other documents necessary to consummate the purchase of the following described property:

2451 N. Janssen Ave., Unit 2, Chicago, IL. 60614 which is legally described on the attached Exhibit A

3. This power of attorney shall become effective upon execution.

4. This power of attorney shall terminate on April 30, 2017.

5. 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.

By: Brian Schmidt  
Principal

STATE OF Colorado )  
COUNTY OF Boulder ) ss.

The undersigned, a notary public in and for the above county and state, certifies that Brian R. Schmidt, 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.

Given under my hand and official seal, this 21<sup>st</sup> of March, 2017.

[SEAL]

MIRANDA CHAPMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164038352  
MY COMMISSION EXPIRES OCTOBER 06, 2020

My commission expires: 10/06/2020

Miranda Chapman  
Notary Public

The undersigned witness certifies that Brian R. Schmidt, 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 to be of sound mind and memory.

Dated: 3-21-17

[Signature]  
Witness

THIS INSTRUMENT PREPARED BY:  
And Mailed to:

Barbara Goodman  
Attorney at Law  
555 Skokie Blvd.  
Suite 250

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## LEGAL DESCRIPTION

Order No.: 17PNW353022SK

**For APN/Parcel ID(s): 14-29-320-047-1002**

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PARCEL 1:

UNIT NUMBER 2 IN THE 2451 NORTH JANSSEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 44 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00363857; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE GARAGE SPACE P3, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY OF THE CONDOMINIUM RECORDED AS DOCUMENT 00363857.

Property of Cook County Clerk's Office