

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/13/2017 09:35 AM Pg: 1 of 4

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**Power Of Attorney  
A17-0615 BV**

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**PREPARED BY & RETURN TO:**

**Celink  
C/O SingleSource  
1000 Noble Energy Dr., Ste 300  
Canonsburg, PA 15317**

**UNOFFICIAL COPY**  
**SPECIAL AND LIMITED POWER OF ATTORNEY**  
**AND RELATED COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erin Landry** as **Authorized Signatory of Urban Financial REO LLC** located at **8909 South Yale Avenue, Tulsa, OK 74137**, does herein constitute, appoint, authorize and empower Compu-Link Corporation, dba Celinek ("**Celinek**") and, as further authorized from time to time by Celinek, each of SingleSource Property Solutions LLC ("**SingleSource**") and LRES Corp ("**LRES**"), as true and lawful attorneys-in-fact for Principal (but only for the limited purposes set forth herein) (each, individually, an "**Attorney-in-Fact**" and collectively, "**Attorneys-in-Fact**") in the name and stead of Principal (i) to endorse, execute or deliver any and all documents or instruments of mortgage satisfaction or cancellation, or of partial or full release or discharge, and all other comparable instruments with respect to the reverse mortgage loans including, without limitation, the recording or filing with the appropriate public officials of such documents or instruments and the endorsement and deposit of any such documents or instruments in connection with the foreclosure of any loan, or the bankruptcy or receivership of the borrower of any loan and (ii) to execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, escrow instructions, bills of sale, closing statements and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell or convey real property that constitutes REO property, each in accordance with the Subservicing Agreement.

Reference is made to the Subservicing Agreement dated December 19, 2011 (the "**Subservicing Agreement**") between Urban Financial REO LLC, as Client (the "**Principal**"), and Celinek, as Subservicer (the "**Subservicer**" and, together with the Principal, the "**Parties**"). Capitalized terms used and not otherwise defined herein shall have the respective meanings ascribed to such terms in the Subservicing Agreement.

This Special and Limited Power of Attorney and Related Covenants (this "**Agreement**") is coupled with an interest.

The authority and power granted hereunder is limited to actions necessary to carry out the subservicing of the reverse mortgage loans and REO properties in furtherance of the Subservicing Agreement. No right or power is given to bind Principal to a contract or adopt a position on behalf of the Principal with any person, including but not limited to a regulator with a scope of apparent impact greater than a reverse mortgage loan or REO property being subserviced pursuant to the Subservicing Agreement.

Principal covenants and agrees that it shall, from time to time after the date hereof, at the request of Subservicer, execute instruments confirming all of the foregoing authority of the Attorneys-in-Fact. The foregoing shall not be deemed to be breached by reason of any action or omission of any Attorney-in-Fact appointed hereunder.

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This Agreement shall commence as of the date of execution hereof and shall continue in full force and effect until terminated, in writing, by the Principal.

This Agreement may be executed in any number of counterparts, each of which shall be an original; provided, however, that all such counterparts shall together constitute one and the same Agreement.

No director, officer, employee or agent of any Party to this Agreement shall be individually liable to any other Party for taking any action or for refraining to take any action in good faith pursuant to this Agreement or for errors in judgment. In addition, in the event any Party to this Agreement is entitled to indemnification hereunder, the officers, directors, employees, and agents of such Party shall also be entitled to indemnification hereunder to the same extent and under the same circumstances as such Party.

THIS AGREEMENT SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF MICHIGAN AND THE OBLIGATIONS, RIGHTS AND REMEDIES OF THE PARTIES HEREUNDER SHALL BE DETERMINED IN ACCORDANCE WITH SUCH LAWS.

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IN WITNESS WHEREOF, Principal has caused this instrument to be signed by its duly authorized officer on this 6th day of March, 2017.

**Urban Financial REO LLC**

Adriana Llorente  
Witness: Adriana Llorente

Erin Landry  
By: Erin Landry  
Its: Authorized Signatory

Kathy Semon  
Witness: Kathy Semon

NOTARY ACKNOWLEDGEMENT

State of Texas

County of Dallas

On the 6<sup>th</sup> day of March in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared, Erin Landry, Authorized Signatory of Urban Financial REO LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Diann March  
Notary in and for the  
State of Texas

**Prepared by:** Celink  
**After recording return to:**  
SingleSource  
1000 Noble Energy Drive, Ste 300  
Canonsburg, PA 15317

