

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2017 12:47 PM Pg: 1 of 3

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**ATTORNEYS'  
TITLE  
GUARANTY  
FUND,  
INC.**

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## LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, Tracy S. Stephenson, 380 W. Wood St., Palatine, IL, have made, constituted and appointed and by these presents does make, constitute, and appoint Gary S. Lundeen, 806 Nerge Road, Roselle, IL, true and lawful attorney for me and in my name, place, and stead to transact all business and make, execute, acknowledge, and deliver all contracts, deeds, notes, trust deeds, mortgages, assignments of rent, waivers of homestead rights, affidavits, bills of sale, settlement statements, 1099s, and other tax-related documents and other instruments, and to endorse and negotiate checks and bills of exchange requisite or proper to effectuate the sale or purchase of the premises, the legal description of which is set forth below or attached hereto and made a part hereof, and further described as follows:

Property Address: 380 W. Wood St.  
Palatine, IL 60067

PIN: 02-15-301-057-1026

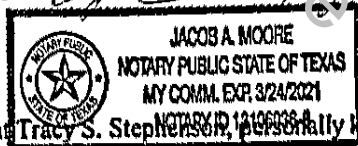
all as effectually in respects as I could do personally, giving and granting unto the said Attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that the said Attorney or the substitute shall lawfully do or cause to be done by virtue hereof.

Dated this 27 day of May, 2017.  
Day Month Year

Tracy S. Stephenson

STATE OF TX  
COUNTY OF Denton

SS



The undersigned, a notary public in and for the above county and state, certifies that Tracy S. Stephenson, personally 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

Given under my hand this 27 day of May, 2017.  
Day Month Year

Notary Public  
My commission expires: 3/24/2021

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
ATG FORM 4141  
© ATG (REV. 2/13) Department

Prepared by ATG Resource®

FOR USE IN: ALL STATES

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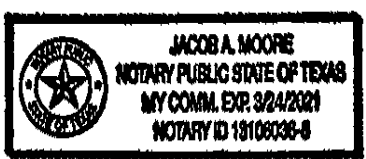
## WITNESS

The undersigned witness certifies that Tracy S. Stephenson, 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. 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.

Dated: 5/27/17 \_\_\_\_\_ J. Moore \_\_\_\_\_

STATE OF Tx \_\_\_\_\_ SS  
COUNTY OF Denton \_\_\_\_\_



I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that is personally known to me to be the same person whose name is subscribed to the foregoing instrument as witness, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand this 27 day of May, 2017.  
Day Month Year

Jacob A. Moore  
Notary Public  
My commission expires: 3/24/2021

This instrument prepared by: RETURN TO:  
Gary S. Lundeen  
806 Nerge Road  
Roselle, IL 60172

Note: Non-statutory property powers must: (i) be executed by the principal; (ii) designate the agent and the agent's powers; (iii) be signed by at least one witness to the principal's signature; and (iv) indicate that the principal has acknowledged his or her signature before a notary public. (755 ILCS 45/3-3)

# UNOFFICIAL COPY

**Legal Description:**

**Parcel 1:**

Unit No. 26 in the Rowhomes at the Groves of Palatine Condominium together with its undivided percentage interest in the common elements as defined and delineated in the Declaration of Condominium recorded as Document Number 0021076635 as amended from time to time in the South 1/2 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

Easement for ingress and egress for the benefit of Parcel 1 as set forth and defined in Document Number 0021076634.

Permanent Index Number(s): 02-15-301-057-1026

Property Address: 380 W. Wood St., Palatine, IL 60067

Property of Cook County Clerk's Office