

# UNOFFICIAL COPY

Doc#: 1721215000 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/31/2017 09:04 AM Pg: 1 of 7

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**Power of Attorney  
17-1527 (ED)**

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**PREPARED BY:**

**Law Office of Peter L. Marx  
7104 W. Addison  
Chicago, IL 60634**

**RETURN TO:**

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## Statutory Short Form Power of Attorney for Property Eff. 7/1/11

### "NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY.

1. The purpose of this Power of Attorney is to give your designated "agent" broad powers to handle your property, 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. This form does not impose a duty on your agent to exercise granted powers; but when powers are exercised, your agent will have to use due care to act for your benefit and in accordance with this form and keep a record of receipts, disbursements and significant actions taken as your agent. A court can take away the powers of your agent if it finds that the agent is not acting properly. You may name successor agents under this form but no co-agents, unless you expressly limit the duration of this power in the manner provided below, until you revoke this power of a Court acting on your behalf terminates it, your agent may exercise the powers given here throughout your lifetime, even after you become disabled. The powers you give your agent are explained more fully in section 3-4 of the Illinois "Statutory short form Power of Attorney for Property Law" of which this form is a part (see the back of this form). That law expressly permits the use of any different form of Power of Attorney you may desire. If there is anything about this form that you do not understand, you should ask a Lawyer to explain it to you.)

POWER OF ATTORNEY made this 14th day of July, 2017

1. I, Ferhan Asghar hereby appoints:

Pakeeza Asghar, my wife.

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 2 or 3 below.

(You must strike out any one or more of the following categories of powers 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 transaction, for the property located at:

**Property Index Number:**

**Property Address:** 111 East Chestnut #42J Chicago Illinois

(NOTE: Limitations on and additions to the agent's powers may be included in this power of attorney if they are specifically described below.)

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- 2. 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.)

.....  
 .....

- 3. 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.

**\*\*The right to sign any and all loan or title company documents pertaining to the purchase of the above referenced property. \*\***

(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 paragraph 4, otherwise it should be struck out.)

- 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 be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out paragraph 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

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

(NOTE: This power of attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this power of attorney will become effective at the time this power is signed and will continue until your death, unless a limitation on the beginning date or duration is made by initialing and completing one or both of paragraphs 6 and 7.)

- 6.  This power of attorney shall become effective on July 14, 2017.

(Insert a future date or event during your lifetime, such as a court determination of your disability or a written determination by your physician that you are incapacitated, when you want this power to first take effect.)

- 7.  This power of attorney shall terminate on August 14, 2017

(Insert a future date or event, such as a court determination that you are not under a legal disability or a written determination by your physician that you are not incapacitated, if you want this power to terminate prior to your death.)

(NOTE: If you wish to name one or more successor agents, insert the name and address of each successor agent in paragraph 8.)

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8. 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:

N/A.

The purpose of paragraph 8, 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.

(NOTE: If you wish to, you may name your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)

9. 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.

10. 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.

X [Signature] (principal) Dated: 7-17-17  
Feran Asghar

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.)

X [Signature] (Witness) Dated: 7-17-17

The undersigned, a notary public in and for said county and state, certifies that Asghar, is 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).

X Tammy Sandusky (Notary) Dated: 7-17-17

My commission expires: 11/19/20



Tammy Sandusky  
Notary Public, State of Ohio  
My Commission Expires 01-19-2020

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## "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."

(f) The requirement of the signature of a witness in addition to the principal and the notary, imposed by Public Act 91-790, applies only to instruments executed on or after June 9, 2000 (the effective date of that Public Act).

(NOTE: This amendatory Act of the 96th General Assembly deletes provisions that referred to the one required witness as an "additional witness", and it also provides for the signature of an optional "second witness".)

(Source: P.A. 96-1195, eff. 7-1-11.)

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## AFFIDAVIT TO ESTABLISH RELIANCE UPON POWER OF ATTORNEY AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY PURSUANT TO 755 ILCS 45/2-8

I, Pakeeza Asghar (insert name of agent), certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for Ferhan Asghar (insert name of principal).

I certify that to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.\*

Dated: July 17<sup>th</sup> 2017

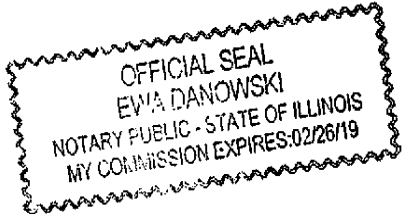
Pakeeza Asghar  
(Agent's Signature) - Pakeeza Asghar

Pakeeza Asghar, 4306 MAXWELL DRIVE MASON OH 45040  
(Print Agent's Name and address)

\*(NOTE: Perjury is defined in Section 32-2 of the Criminal Code of 2012, and is a Class 3 felony.)

Signed and sworn to before me this 17<sup>th</sup> day of July, 2017.

Ewa Danowski  
Notary Public



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## Legal Description

PARCEL 1: UNIT 4200J IN THE 111 EAST CHESTNUT CONDOMINIUM AS DELINEATED ON A SURVEY OF PARTS OF MARIA GOULETAS SUBDIVISION IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 04074563, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT 3B-20 IN THE 111 EAST CHESTNUT GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PARTS OF MARIA GOULETAS SUBDIVISION IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 08193114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS IN FAVOR OF PARCEL 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE GRANT OF EASEMENTS RELATING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS, RECORDED AS DOCUMENT NUMBER 04074562, OVER AND UPON THE PROPERTY DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

Property Address:  
111 E. Chestnut Street, Unit 42J  
Chicago, IL 60611

Pin: 17-03-225-078-1308 and 17-03-225-079-1153