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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2017 09:26 AM Pg: 1 of 7

Chicago Title (EST 04149 NB 74

Property of Cook County Clerk's Office

ILLINOIS STATUTORY

SHORT FORM

POWER OF ATTORNEY FOR PROPERTY

Prepared by: The Gunderson Law Firm

2155 W. Roscoe St. Chicago, IL 60618

Mail to: The Gunderson Law Firm

2155 W. Roscoe St. Chicago, IL 60618

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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 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:

.....JP.....

Principal's initials

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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, Jill Phillips of Chicago, Illinois hereby revoke all prior powers of attorney for property executed by me and appoint: MICHAEL GUNDERSON of Chicago, 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 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:

- (a) Real estate transactions.
- (b) Borrowing transactions.
- (c) Opening new financial accounts.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars:

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

~~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 my agent (including any successor) named by me who is acting under this power of attorney at the time of reference.~~

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

6. (x) This power of attorney shall become effective on execution and last for a duration of 30 days.

7. (x) This power of attorney shall be effective for the following purposes: Closing of the Real Estate commonly known as 400 N. LaSalle St. #3204 Chicago, IL 60654.

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:

.....
.....
.....For purposes 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.

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.

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

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Dated: 7-10-17

Signed Jill Phillips
Jill Phillips

The undersigned witness certifies that Jill Phillips 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: 7-10-17

Jenny [Signature]
Witness

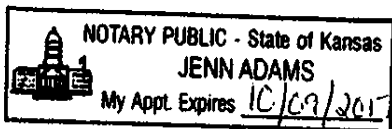
State of Kansas)
~~Illinois~~)
County of Jennison) SS.
~~Cook~~)

The undersigned, a notary public in and for the above county and state, certifies that Jill Phillips known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me 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) of the agent(s).

Dated: July 10th, 2017

My commission expires 10/09/2017

Jenn Adams
Notary Public



Prepared by: The Gunderson Law Firm
2155 W. Roscoe St.
Chicago, Illinois 60618
312-600-5000

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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."

Clerk's Office

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EXHIBIT A

Parcel 1:

Unit 3204 in the 400 N. LaSalle Condominium, together with the exclusive right to use limited common element storage space S-380 as delineated on a survey of the following described real estate: Lots 1 to 8, inclusive, together with the private court South and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lot 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5, and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying South of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying East of a line described as follows: beginning on the South line of said Lot 8, a distance of 175.12 feet East of the Southwest corner of Lot 5, thence North, perpendicular to said South line, 121.80 feet, thence West, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 9.70 feet, thence West, perpendicular to the last described course, 1.00 feet, thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.00 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.0 feet, thence West, perpendicular to the last described course 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.0 feet, thence West, perpendicular to the last described course 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 16.42 feet; thence East, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 8.53 feet to a point on the North line of said Lot 8, a distance of 174.57 feet East of the Northwest corner of said Lot 1, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 0528710194 recorded October 14, 2005, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as created by Declaration of Reciprocal Easements and Parking and Development Rights, dated November 11, 2001 and recorded March 22, 2002 as document 20331215, as amended by First Amendment to Declaration of Reciprocal Easements and Parking and Development Rights, dated April 21, 2005 and recorded April 22, 2005 as document number 0511244023 over, upon and across the Land described as follows: Lots 1 to 8, inclusive, together with the private court South and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lots 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5, and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying South of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying West of and adjoining Parcel 1, in Cook County, Illinois.


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POWER OF ATTORNEY AFFIDAVIT

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, **Michael Gunderson**, first being duly sworn, on my oath state that I am the Attorney-in-Fact under that certain Power of Attorney of **Nicholas Phillips** dated 7-10-172017; that the Power of Attorney attached hereto constitutes a certified true, correct and complete copy of the original Power of Attorney; that the signature appearing on the original Power of Attorney is the signature of the above named **Nicholas Phillips**, the Principal of said Power of Attorney; that I have not received a written revocation or modification of the Power of Attorney; that to the best of my knowledge the said Principal was under no disability when he executed said Power of Attorney, the said Principal is alive as of this date, the Power of Attorney is still in full force and effect as of this date, and all events, conditions, and contingencies making effective the authority conferred on me by said Power of Attorney have occurred; and that I am fully authorized to execute this Affidavit. This Affidavit shall apply only to the transaction that I am fully authorized to transact under said Power of Attorney described above.

The Affiant has read the foregoing Affidavit, and the provisions of said Affidavit are true according to Affiant's knowledge and belief.

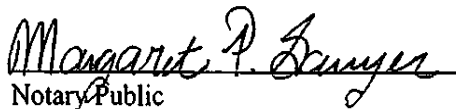


Michael Gunderson, Affiant
SSN: XXX-XX-8303
Telephone: 312 600 5000
Address: 2155 W Roscoe St.
Chicago, IL 60618

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that **Michael Gunderson**, known to me to be the same person whose name is subscribed as Affiant to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the Affidavit as the free and voluntary act of the Affiant, for the uses and purposes therein set forth and certified to the correctness of the signature(s) of the Affiant.

Dated: 7-10-17



Notary Public

My Commission Expires:

11-25-18

