

UNOFFICIAL COPY



\*1733341004\*

Doc# 1733341004 Fee \$56.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2017 09:53 AM PG: 1 OF 10

3/4

170194808398

Property of Cook County Clerk's Office

ILLINOIS STATUTORY  
SHORT FORM  
POWER OF ATTORNEY FOR PROPERTY

Prepared By:  
Anselmo Lindberg & Associates, LLC  
1771 W. Diehl Ste., 120  
Naperville, IL 60563  
630-453-6800

Mail To:  
Anselmo Lindberg & Associates, LLC  
1771 W. Diehl Ste., 120  
Naperville, IL 60563  
630-453-6800

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

8

S Y  
P 10  
S A  
SC V  
INT ALL

# UNOFFICIAL COPY

## **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 that 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 is 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:

X


  
Jennifer Nelson

Signature

X



Initials

# UNOFFICIAL COPY

## ***ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY***

12. I, Jennifer Nelson, appoint: Thomas J. Anselmo, (NOTE: You may not name co-agents using this form.) 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:

(NOTE: 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.)

(c) Real estate transactions.

(d) Financial institution transactions.

(c) Borrowing transactions.

— LEGAL DESCRIPTION ATTACHED

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

13. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars: None

(NOTE: 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.)

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

To do any lawful act, including but not limited to, the execution of documents including any relevant Mortgages and Notes, regarding the Purchase of the property located at 1133 S. Wabash, Unit #207, Chicago, IL 60605.

(NOTE: 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.)

(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.)

# UNOFFICIAL COPY

15. 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.)

16. 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.)

17. This Power of Attorney shall become effective on upon execution.

(NOTE: 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.)

18. This Power of Attorney shall terminate upon the completion of the Purchase transaction at 1133 S. Wabash, Unit #207, Chicago, IL 60605.

(NOTE: 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.)

19. 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:  
None

For purposes of this 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.)

20. 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 service without bond or security. Not applicable.

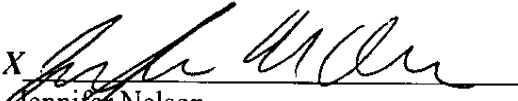
# UNOFFICIAL COPY

21. 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.

(NOTE: This form 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.)

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

Dated: X 10/26/17

Signed: X   
Jennifer Nelson

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

(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.)

The undersigned witness certifies that Jennifer Nelson, 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.

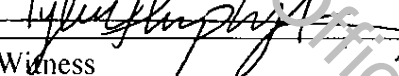
Dated: X 10-26-17

Signed: X   
Witness

(NOTE: Illinois requires only one witness but other jurisdictions may require more than one witness. If you wish to have a second witness, have him or her certify and sign here:)

The undersigned witness certifies that Jennifer Nelson, 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: X 10/26/17

Signed: X   
Witness

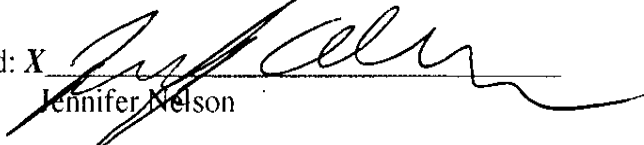
**UNOFFICIAL COPY**

21. 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.

(NOTE: This form 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.)

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

Dated: X 10/26/17

Signed: X   
Jennifer Nelson

Property of Cook County Clerk's Office

Co  
Att  
...

# UNOFFICIAL COPY

State of X MARYLAND )  
 ) SS.

County of X Montgomery County

The undersigned, a notary public in and for the above county and state, certifies that Jennifer Nelson, 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(es) X Marian Khan and X Mr Tyler Humphrey 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: X 10/26/2017

X Mahesh Wajid  
Notary Public

MAHADEO SADASHIV WAYAL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 2, 2020

My Commission Expires X Montgomery County

(NOTE: You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this power of attorney, you must complete the certification opposite the signatures of the agents.)

Specimen signatures of agent  
(and successors)

I certify that the signatures of my agent  
(and successors) are genuine.

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Successor agent

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Successor agent

\_\_\_\_\_  
Principal

(NOTE: The name, address, and phone number of the person preparing this form or who assisted the principal in completing this form should be inserted below.)

This document prepared by:  
Anselmo Lindberg & Associates, LLC  
1771 W. Diehl, Ste. 120  
Naperville, IL 60563  
630-453-6800

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## AGENT CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, \_\_\_\_\_, certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for Jennifer Nelson.

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: \_\_\_\_\_

\_\_\_\_\_ Agent

\_\_\_\_\_ Print Agent's Name

\_\_\_\_\_ Agent's Address

Property of Cook County Clerk's Office

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

**LEGAL DESCRIPTION**

**Permanent Index Number:**

Property ID: 17-15-309-032-1007

Property ID: 17-15-309-032-1094

**Property Address:**

1133 S. Wabash Avenue, Apt. 207, P-47  
Chicago, IL 60605

**Legal Description:**

**PARCEL 1:**

UNIT 207 AND P-47 IN THE COSMOPOLITAN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00198107 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00198106.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF S-207, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00198107.