

# UNOFFICIAL COPY

Doc#: 1733446101 Fee: \$62.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/30/2017 10:27 AM Pg: 1 of 8

Chicago Title  
17SS0094476LP AV 1 of 2

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, Miriam McDonagh, hereby appoint Ciara McDonagh 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) Financial institution transactions.
- (c) ~~Stock and bond transactions.~~
- (d) ~~Tangible personal property transactions.~~
- (e) ~~Safe deposit box transactions.~~
- (f) ~~Insurance and annuity transactions.~~
- (g) ~~Retirement plan transactions.~~
- (h) ~~Social Security, employment and military service benefits.~~
- (i) ~~Tax matters.~~
- (j) ~~Claims and litigation.~~
- (k) ~~Commodity and option transactions.~~
- (l) ~~Business operations.~~
- (m) Borrowing transactions.
- (n) ~~Estate transactions.~~
- (o) All other property transactions.

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):

Only those powers necessary to effectuate the purchase of 1547 N. Clybourn, Unit C, Chicago, IL 60610, including, but not limited to the power to sign the Note, Mortgage and Closing Disclosure.

PIN: 17-04-101-057-0000 and 17-04-101-062-0000 The legal description is attached hereto.

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): N/A

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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:

M.M.D.....

Principal's initials

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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.
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 August 30, 2017.
7. (X) This power of attorney shall terminate on October 30, 2017.
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:  
Dana Siragusa, 25 E. Washington Suite 700, Chicago, Illinois 60602

For purposes of this paragraph, 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. Intentionally Omitted.
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.

Dated: 8/23, 2017.

Signed Miriam McDonagh  
 Miriam McDonagh

*This Document Prepared By:*  
 Dana C. Siragusa  
 Siragusa Law  
 25 E. Washington, Suite 700  
 Chicago, Illinois 60602

*Upon Recording, Return to:*  
 Ciara McDonagh  
 1547 N. Clybourn, Unit C  
 Chicago, IL 60610

*(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 Miriam McDonagh 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

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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: August 23<sup>rd</sup>, 2017

[Signature]  
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:)

(Second witness) The undersigned witness certifies that \_\_\_\_\_, 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: \_\_\_\_\_, 2017

\_\_\_\_\_  
Witness

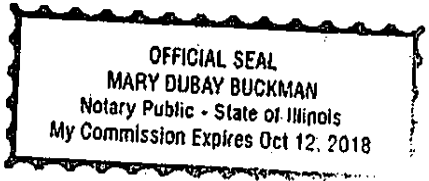
State of )  
                  ) SS.  
County of )

The undersigned, a notary public in and for the above county and state, certifies that Miriam McDonagh, 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) Daniel Burke (and \_\_\_\_\_) 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: August 23, 2017

Mary Dubay Buckman  
Notary Public

My commission expires 10/12/18



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## ADDENDUM

### PARCEL 1:

SUB-LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY) CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED JANUARY 13, 1997 AS DOCUMENT NUMBER 97025101, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENTS LOCATED THEREON FOR A TERM OF YEARS BEGINNING JANUARY 13, 1997 AND ENDING NOVEMBER 29, 2093; BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1995 AS DOCUMENT NUMBER 95278768, WHICH DEMISES THE LAND AND OTHER LAND FOR A TERM OF YEARS BEGINNING APRIL 7, 1995 AND ENDING NOVEMBER 30, 2093.

### SUB-PARCEL A:

#### LOT 3, BLOCK 1, ORCHARD PARK SUBDIVISION

A TRACT OF LAND IN BUTTERFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF WEED STREET, 50 FOOT WIDE, AS SHOWN ON THE PLAT OF C.J. HULL'S SUBDIVISION OF LOTS 152, 155, 156 AND PARTS OF LOTS 153 AND 154 IN SAID BUTTERFIELD'S ADDITION TO CHICAGO WITH THE NORTH LINE OF CLYBOURN AVENUE BEARING NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST AND INTERSECTING WITH SAID WEED STREET AT A RIGHT ANGLE, SAID WEED STREET TO BE VACATED; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTH LINE OF CLYBOURN AVENUE, 16.0 FEET; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 54.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, 21.36 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 59 SECONDS EAST 48.82 FEET; THENCE SOUTH 44 DEGREES, 54 MINUTES, 55 SECONDS WEST, 1.11 FEET; THENCE SOUTH 45 DEGREES, 05 MINUTES, 05 SECONDS EAST, 6.38 FEET; THENCE SOUTH 44 DEGREES, 54 MINUTES, 55 SECONDS WEST, 5.00 FEET; THENCE NORTH 45 DEGREES, 05 MINUTES, 05 SECONDS WEST, 6.38 FEET; THENCE SOUTH 44 DEGREES, 54 MINUTES, 55 SECONDS WEST, 15.25 FEET; THENCE NORTH 45 DEGREES, 06 MINUTES, 59 SECONDS WEST, 48.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## ADDENDUM (continued)

### LOT 8, BLOCK 1, ORCHARD PARK SUBDIVISION

A TRACT OF LAND IN BUTTERFIELDS ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF WEED STREET, 50 FOOT WIDE AS SHOWN ON THE PLAT OF C.J. HULL'S SUBDIVISION OF LOTS 152, 155, 156 AND PARTS OF LOTS 153 AND 154 IN SAID BUTTERFIELDS ADDITION TO CHICAGO, WITH THE NORTH LINE OF CLYBOURN AVENUE BEARING NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST AND INTERSECTING WITH SAID WEED STREET AT A RIGHT ANGLE SAID WEED STREET

TO BE VACATED; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE CENTER LINE OF SAID WEED STREET, 159.89 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST 73.41 FEET; THENCE NORTH 44 DEGREES, 52 MINUTES, 28 SECONDS EAST, ALONG THE FACE OF A GARAGE, 20.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 44 DEGREES, 52 MINUTES, 28 SECONDS EAST, 9.83 FEET; THENCE SOUTH 45 DEGREES, 08 MINUTES, 31 SECONDS EAST, 20.23 FEET TO THE FACE OF SAID GARAGE; HENCE SOUTH 44 DEGREES, 46 MINUTES, 59 SECONDS WEST, ALONG SAID FACE 9.83 FEET; THENCE NORTH 45 DEGREES, 08 MINUTES, 31 SECONDS WEST 20.25 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

### ALSO KNOWN AS

LOTS 3 AND 8 IN BLOCK 1 OF ORCHARD PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1998 AS DOCUMENT NO. 98901233, IN COOK COUNTY, ILLINOIS.

### SUB-PARCEL B:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

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ADDENDUM  
(continued)

SUB-PARCEL C:

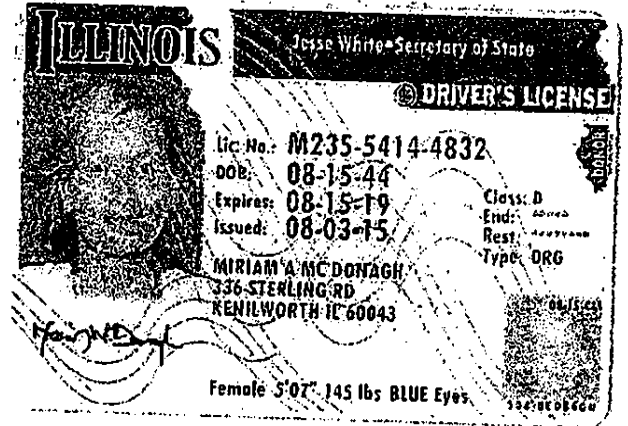
EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS A AND 2 AS CREATED DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED SEPTEMBER 6, 1996 AS DOCUMENT NUMBER 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

PARCEL 2:

IMPROVEMENTS (BUT NOT THE COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 969835.

Cook County Clerk's Office

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