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Doc#. 1736147125 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/27/2017 12:29 PM Pg: 1 of 4

Return To:

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by:
Edward C. Lee
18911 Culross Court
Humble, TX 77346

Order# 22927041

Power of Attorney for Property

Borrower: Edward C. Lee

Lender: Ditech Financial, LLC

Legal Description: Situated in the City of Chicago, County of Cook and State of Illinois.

Unit 2403-B in Lexington Commons Condominium, as delineated on the survey of certain Lots in Spafford and Fox's Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded December 15, 1998 as Document 08139798 in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration as amended from time to time.

Parcel/ Tax ID # 16-13-407-057-1005

Address: 2403B West Flournoy St.
Chicago, IL 60612
Cook County

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STATUTORY DURABLE POWER OF ATTORNEY GF# 1520197043

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, Edward C. Lee, of 18911 Culcross Court, Humble, TX 77346

hereby appoint

Natalia Tokareva, of 18911 Culcross Court, Humble, TX 77346

as my agent (attorney-in-fact) to act for me in any lawful way with respect to all of the following powers except for a power that I have crossed out below.

TO WITHHOLD A POWER, YOU MUST CROSS OUT EACH POWER WITHHELD.

- Real property transactions;
- ~~Tangible personal property transactions;~~
- ~~Stock and bond transactions;~~
- ~~Commodity and option transactions;~~
- ~~Banking and other financial institution transactions;~~
- ~~Business operating transactions;~~
- ~~Insurance and annuity transactions;~~
- ~~Estate, trust, and other beneficiary transactions;~~
- ~~Claims and litigation;~~
- ~~Personal and family maintenance;~~
- ~~Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;~~
- ~~Retirement plan transactions;~~
- ~~Tax matters.~~

INITIAL HERE
[Handwritten signature/initials]

IF NO POWER LISTED ABOVE IS CROSSED OUT, THIS DOCUMENT SHALL BE CONSTRUED AND INTERPRETED AS A GENERAL POWER OF ATTORNEY AND MY AGENT (ATTORNEY-IN-FACT) SHALL HAVE THE POWER AND AUTHORITY TO PERFORM OR UNDERTAKE ANY ACTION I COULD PERFORM OR UNDERTAKE IF I WERE PERSONALLY PRESENT.

SPECIAL INSTRUCTIONS

Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

I grant my agent (attorney-in-fact) the power to apply my property to make gifts, except that the amount of a gift to any individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

Regarding the property located at 2403B West Flournoy St, Chicago, IL 60612, I hereby provide written authorization to my wife Ms. Natalia Tokareva to sign on my behalf on the "Refinance Loan Documents"-(ONLY) with Di-Tech-(A Walter Co.) Loan No. 160289928.

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UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

- (A) This power of attorney is not affected by my subsequent disability or incapacity.
- (B) This power of attorney becomes effective upon my disability or incapacity.

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

If Alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my financial affairs. I authorize the physician who examines me for this purpose to disclose my physical or mental condition to another person for purposes of this power of attorney. A third party who accepts this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination made by a physician of my disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following each to act alone and successively, in the order names, as successor(s) to that agent: _____

Signed this the 29 day of September, A.D., 2017.



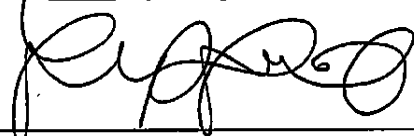
Edward C. Lee

THE STATE OF _____
COUNTY OF _____

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108
22927047

This instrument was acknowledged before me on the 29th day of September, 2017, by **Edward C. Lee.**




Notary Public in and for the State of PA USC 1044a
Printed Name: Lance R. Smith
My Commission Expires: NA
Staff Judge Advocate - 439 AEW
Kabul, Afghanistan

THE ATTORNEY-IN-FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

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Loan # : 160289928

Exhibit A

LEGAL DESCRIPTION

The following described property:

Situated in the City of Chicago, County of Cook and State of Illinois.

Unit 2403-B in Lexington Commons Condominium, as delineated on the survey of certain Lots in Spafford and Fox's Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded December 15, 1998 as Document 08139798 in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration as amended from time to time.

Assessor's Parcel No: 16134070571005

Property of Cook County Clerk's Office