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Doc#: 1808155089 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/22/2018 11:10 AM Pg: 1 of 8

File No.: SC17033328

(Grantor) American Pride Pr...
and LIMITED DURABLE POWER OF ATTORNEY
(Grantee) Ikechi O Urim-Eke

This page is added to provide adequate space for recording information and microfilming.
Do not remove this page as it is now part of the document.

PREPARE BY AND RETURN THIS DOCUMENT TO:

Sara Tylkovski
Mages & Price, LLC
1110 Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Fidelity National Title Company, LLC
20 N Clark St., Ste 220
Chicago, IL 60602

PROPERTY ADDRESS:
1918 S. Michigan Ave Apt 101
Chicago IL 60616

FIDELITY NATIONAL TITLE SC17033328

1043

UNOFFICIAL COPY**LIMITED DURABLE POWER OF ATTORNEY****PRINCIPAL:** AMERICAN PRIDE PROPERTIES, LLC**ADDRESS:** c/o REO AMERICA, INC. 940 CENTRE CIRCLE, SUITE 2005,
ALTAMONTE SPRINGS, FL 32714**OFFICER OF PRINCIPAL:** JAMES C. DOUGHAN**ATTORNEY-IN-FACT:** JOHN J. ALLEY**PLACE OF RESIDENCE:** ALTAMONTE SPRINGS, FL

Principal, in its normal course of business, buys and sells tax liens, tax deeds, foreclosed real estate, and general real estate. Principal performs these functions hundreds of times within a year. Principal has given its primary officer, James C. Doughan, President, the power to decide the fate of all of its assets and to execute all necessary documentation to cause such fate, and to sign a Limited Power of Attorney like this one to allow John J. Alley to perform the functions below on his behalf.

To facilitate and further the purposes of the Contract for Tax Lien and REO Services executed by and between the Principal and the Attorney-in-Fact on 8/24/2012, ("Agreement"), the terms and provisions of which are incorporated herein by reference, Principal hereby appoints John J. Alley as Agent/Attorney-in-Fact to act in the name and place of Principal, and as the true and lawful attorney in fact for Principal, as follows:

To act on behalf of Principal for all purposes required for the occupation, renovation, and eventual sale of real property that is owned by Principal and subject to the Agreement ("Real Estate"). The assignments of Tax Liens or Real Estate, execution of Real Estate sales contracts and/or closing documents, lease origination, actions committing to the expenditure of funds, or the purchase of any property interests shall be subject to the limits of the corresponding Exit Strategy Report approved by Principal and containing a description or budget item for such actions, or otherwise require prior written consent (electronic or physical) for these actionable items from Principal. Attorney-in-Fact shall have the power to:

1. Assign and/or release Tax Liens to other entities of the Principal or to governmental entities for payment or exchange for real estate titles or to purchasers of such assets.
2. Take possession of the Real Estate;
3. Have authority to connect utilities to the Real Estate;
4. Contract for repair and/or renovation of the Real Estate, including contract with contractors and sub-contractors, as necessary or proper.

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5. Contract for the purchase and acquisition of, and to accept, take, receive, and possess Real Estate on behalf of Principal, and obtain evidence of title for all such purchased Real Estate;
6. Record the deed for such Real Estate;
7. Hire attorneys and/or other vendors for the perfection of titles to Real Estate.
8. Take all lawful actions necessary to eject persons from Real Estate who have no legal right to be on the premises;
9. As necessary and proper, contract for the lease, sale, transfer, exchange, purchase, acquisition, maintenance, repair, installation or improvement of, and accept, take, receive, and possess, all tangible personal property and fixtures for the Real Estate, including taking security interests in said property which are recognized under the Uniform Commercial Code as adopted at that time under the laws of the State of Florida or any applicable state;
10. Obtain title insurance and all other necessary insurance on the Real Estate;
11. List the Real Estate for sale with a real estate broker, or such other convenient forum, to expedite the sale of the property; and take other actions necessary to offer to buy or sell property on behalf of Principal.
12. Execute all documents necessary to consummate the lease, sale, or other transactions related to the Real Estate as provided above.

THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

Attorney-in-fact, may act for all intents and purposes as Principal could if personally present, for the above limited purposes, hereby ratifying all that attorney-in-fact shall lawfully do or cause to be done by virtue of this Limited Power of Attorney.

Attorney-in-Fact agrees to engage in only those acts necessary, requisite, and/or appropriate with respect to such Real Estate that will accomplish Principal's goals under the Agreement.

This Limited Power of Attorney does not confer authority to sell or convey Principal's property without prior written consent from Principal (like Exit Strategy approvals), which may be given via electronic transmission.

Notwithstanding anything herein to the contrary, this power of attorney shall not enable the Attorney-In-Fact to secure financing against the Real Estate of the Principal or use the Real Estate as collateral for any debts or allow Attorney-In-Fact to execute any debt instrument on behalf of Principal or the Real Estate.

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Attorney-in-Fact shall not be entitled to compensation for services rendered as agent under this power of attorney. All compensation is defined in the Agreement.

This Limited Power of Attorney shall not be affected by the disability or incompetence of the Principal or its duly authorized representative who executes this Limited Power of Attorney.

This Limited Power of Attorney will be governed by the laws of the State of Florida without regard for conflicts of laws principles. This Power of Attorney is intended to be valid in all jurisdictions of the United States of America.

Principal is fully informed as to all the contents of this form and understand the full import of this grant of powers to its Attorney-in-Fact. Principal agrees and understand that any third party who receives a copy of this document may act under it.

I, James C. Doughan, in my capacity as an officer of the Principal have the authority: 1) to sell any and all assets of the Principal and 2) to execute this Limited Power of Attorney to John J. Alley so that he may perform the aforementioned functions in my stead with regard to the sale of Principal's assets. I hereby sign my name to this Limited Power of Attorney and, being first duly sworn, do declare to the undersigned authority that I am over the age of 21, of sound mind, under no constraint or influence, and I sign and execute this document as my free and voluntary act for the purposes express in the Limited Power of Attorney.

Signed this 15th day of July, 2010

AMERICAN PRIDE PROPERTIES, LLC
c/o REO AMERICA, INC. 940 CENTRE CIRCLE, SUITE 2005,
ALTAMONTE SPRINGS, FL 32714

James C. Doughan
JAMES C. DOUGHAN, President

STATEMENT OF WITNESS

On the date written above, I do declare to the undersigned authority that the Principal signs and executes this instrument as its Limited Power of Attorney and that it has willingly signed and/or directed another to sign for Principal, and that Principal executed this Limited Power of Attorney free and voluntary act for the purposes therein expressed.

Derek Wood [Signature of Witness #1]
Derek Wood [Printed or typed name of Witness #1]
401 City Ave, Suite 815 [Address of Witness #1, Line 1]
Bala Cynwyd, PA 19004 [Address of Witness #1, Line 2]

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J. Zutter [Signature of Witness #2]
Jessica Zutter [Printed or typed name of Witness #2]
401 City Ave, Suite 815 [Address of Witness #2, Line 1]
Bala Cynwyd, PA 19004 [Address of Witness #2, Line 2]

A Note About Selecting Witnesses: The agent (attorney-in-fact) may not also serve as a witness. Each witness must be present at the time that Principal signs the Power of Attorney in front of the notary. Each witness must be a mentally competent adult.

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF PA ~~PA~~ Pennsylvania

COUNTY OF Montgomery

Sworn to (or affirmed) and subscribed before me this 15th day of July, 2016 by James C. Doughan, the President and duly authorized representative of AMERICAN PRIDE PROPERTIES, LLC, a Delaware limited liability company, the Principal, and the above identified witnesses. The affiant and the witnesses are personally known to me, or produced the following identification:

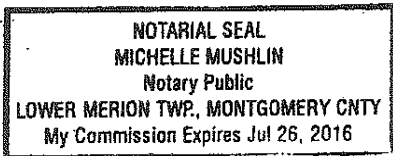
_____, and that both have sworn, subscribed and acknowledged before me, the undersigned Notary Public, that the contents of their respective statements are true and correct and that the contents of this Limited Power of Attorney are true, correct, accurate and within the powers of the authorized representative of Principal.

[Notary Seal, if any]:

Michelle Mosh
 (Signature of Notarial Officer)

Notary Public for the State of ~~Alabama~~ Pennsylvania

My commission expires: 7/26/16



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ACKNOWLEDGMENT OF ATTORNEY-IN-FACT

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


John J. Alley
[Typed or Printed Name of ATTORNEY-IN-FACT]


[Signature of ATTORNEY-IN-FACT]

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me, the undersigned authority, personally appeared John J. Alley (attorney in fact), ("Affiant"), who swore or affirmed that:

1. Affiant is the attorney in fact named in the Limited Durable Power of Attorney executed by James C. Doughan, President of Principal ("Officer") on 7/15/16 (date).
2. This Limited Durable Power of Attorney is currently exercisable by Affiant. The Principal is domiciled in Pennsylvania.
3. To the best of the Affiant's knowledge after diligent search and inquiry:
 - a. The Officer is not deceased; and
 - b. There has been no revocation, partial or complete termination by adjudication of incapacity or by the occurrence of an event referenced in the Limited Durable Power of Attorney, or suspension by initiation of proceedings to determine incapacity or to appoint a guardian.
4. Affiant agrees not to exercise any powers granted by the Limited Durable Power of Attorney if Affiant attains knowledge that it has been revoked, partially or completely terminated, suspended, or is no longer valid because of the death or adjudication of incapacity of the Principal.

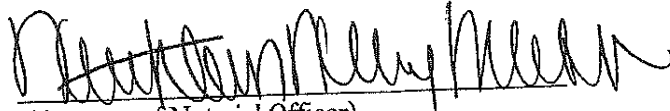

[Signature of Affiant]

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CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

Sworn to (or affirmed) and subscribed before me this 19 day of July, 2016
by John J. Alley. The affiant is personally known to me.

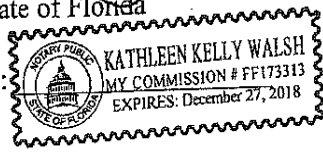
[Notary Seal, if any]:



(Signature of Notarial Officer)

Notary Public for the State of Florida

My commission expires:



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EXHIBIT A

Order No.: SC17033328

For APN/Parcel ID(s): 17-22-306-050-1001

For Tax Map ID(s): 17-22-306-050-1001

UNIT 101 IN THE 1918 SOUTH MICHIGAN LOFTS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 50.00 FEET OF LOT 4 IN BLOCK 15 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO LOTS 12, 13, 14, 15 (EXCEPT THE NORTH 41.75 FEET OF SAID LOTS) IN BLOCK 2 IN WILLIAM JONES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E', TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2000 AS DOCUMENT NUMBER 00074125, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: 1918 S Michigan Ave
#101 Chicago IL 60616

Cook County Clerk's Office