

# UNOFFICIAL COPY

Doc#: 1821149180 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/30/2018 10:30 AM Pg: 1 of 5

MAIL TO:  
LESTER N. ARNOLD  
ATTORNEY AT LAW  
115 W. Lake Drive, Ste. 200  
Glendale Heights, IL. 60139

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS, BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART (SEE THE BACK OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

Power of Attorney made this 23 day of July, 2018.

I, I, Craig D. Parro, married to Louise R. Parro, his wife, residing at 10526 S. Leavitt St., Chicago, IL 60643, a Purchaser on RE Contract dtd 06/20/2018, by these Premises and Power of Attorney, hereby appoint as my Primary Agent, my son Andrew C. Parro, married to Sarah J. Parro, of 29(3) N. Claremont Ave., Chicago, IL 60618, as my duly appointed Agent and Attorney-in-fact, pursuant to this instrument: FOR THE GENERAL PURPOSES OF ACTING AS MY AGENT, FOR ANY AND ALL REAL ESTATE, BUSINESS AND FINANCIAL PURPOSES PERMITTED BY AND ENABLED BY AN ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY; INCLUDING THE GENERAL CATEGORIES SET FORTH HEREIN, and for the particular purpose of acting on my behalf and in my interest, as Purchaser in matters arising out of or by terms of Contract dated 06/20/2018, to purchase from the Seller ALPHA REIT, INC. ("Seller"), for a mortgage purchase/sale transaction with title commitment for Owner's Title Policy to Purchasers, the residential property at 9052 S. Pleasant Ave., Chicago, IL 60643 (the "Property"), and/or to do all things to assist, review, advise and enable preparation for and consummation of the contemplated purchase, including but not limited to, Buyer's Atty review & contract addendum, with signing of real estate sales contract amendments, if any, signing any Mortgage and Note and other Lender closing package documents/papers for Principal not able to attend closing, addressing or signing or clearing title objections, signing ALTA settlement statement and/or Closing Disclosure and other TRID regulatory documents at closing, to sign any proration statement between the parties, accept and sign document from the Seller or attorney for Seller, and/or the escrow closing agent, in order to complete the timely closing on purchase of the identified real estate property ("Property") located in County of Cook, State of Illinois, and prepare for the purchase and attend closing on my behalf as Principal, and do all necessary and related acts, and review and/or approve or amend any papers and documents, including closing proration statement, for the identified Property, and to do all customary and usual things, acts and deeds to consummate the purchase of the identified Property and to comply with the terms and conditions of the executed Contract for sale of identified real estate located as described herein, as:

9052 S. Pleasant Ave., Chicago, IL 60643, and to do all incidental and related and necessary items and acts and deeds and to handle contract matters, to sign on behalf of the Principal and act for Principal in purchase of Property in same manner as Principal could do on Mortgage and Note and Lenders' borrowing package.

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" State of Illinois, or the jurisdiction in which my Property is situated, to the extent this Power of Attorney and its provisions may be honored (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

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(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.)

- |  |  |  |
|--|--|--|
| a. Real Estate Transactions                | g. Retirement plan transactions                            | l. Business operations                         |
| b. Financial institution transactions      | h. Social Security, employment & military service benefits | m. Borrowing transactions                      |
| c. Stock and bond transactions             | i. Tax matters   | n. Estate transactions                         |
| d. Tangible personal property transactions | j. Claims and litigation                                   | o. All other property powers and transactions. |
| e. Safe deposit box transactions           | k. Commodity and option transactions.                      |  |
| f. Insurance and annuity transactions      |  |  |

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

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): (insert limitations on powers if any):

No limitations or restrictions are intended nor included herein.

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): All powers and authority as granted herein in law or in this instrument, including signing Lender's Mortgage and Note and Lender's borrower's closing documents and papers if approved.

(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 THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

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.

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

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

(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 EITHER (OR BOTH) OF THE FOLLOWING:)

(LEGAL DESCRIPTION MAY BE ADDED WHEN RECORDED BY AGENT, TITLE COMPANY OR PRINCIPAL)

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6.    (Initial) This power of attorney shall become effective on date signed by me appearing on this instrument.

*(Insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect.)*

7.    (Initial) This power of attorney shall terminate upon the event of my death or earlier 30 days after closing, or earlier upon written revocation given by me to my Agent but any third party may continue to rely upon this instrument until in receipt of a copy of any such revocation.

*(Insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death.)*

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

8. If any agent named by me shall die, become incompetent, resign, discontinue to act or refuse to accept the office of agent, I name and appoint the following (each to act alone and successively, in the order named) as successor(s) to such Primary agent: (insert name(s) of successor agent(s): First Successor Agent: Lester N. Arnold, Attorney at law, 115 W. Lake Drive, Ste. 200, Glendale Heights, IL. 60139..

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.

(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

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. NOT APPLICABLE    (Initial)

9. 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.

Name of Principal: SEE BELOW.

Craig D. Parro (Signature of Principal).

CRAIG D. PARRO, married person

(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 correct.

Agent ANDREW C. PARRO

Principal: Craig D. Parro  
CRAIG D. PARRO

Successor Agent LESTER N. ARNOLD, ATTY

Principal: Craig D. Parro  
CRAIG D. PARRO

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FOLLOWING FORM.)

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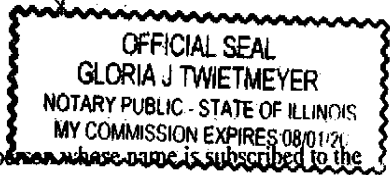
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned, a notary public in and for the above county and state, certifies that CRAIG D. PARRO, is known to me to be the same person whose name is subscribed to hereto, as the power of attorney and he appeared before me and the additional witness in person and acknowledged signing and delivering the instrument as his free and voluntary act, and for the uses and purposes therein set forth and certified to the correctness of the signature(s) of the agent(s).

Dated: 7/23/2018

Gloria Twietmeyer  
Notary Public

(SEAL)  
My commission expires: 08/01/20



The undersigned witness certifies that CRAIG D. PARRO, known to me to be the same person whose name is subscribed to the foregoing power of attorney appeared before me and the notary public and acknowledged signing and delivering the instrument as his free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him to be of sound mind and memory.

Dated: 7-23-18  
Karen Mills  
Witness

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE, OR THIS INSTRUMENT IS REQUIRED OR DESIRED TO BE RECORDED IN THE COUNTY OF THE STATUS OF THE PROPERTY OR WHERE THE POWER OF ATTORNEY IS UTILIZED.)

This document was prepared by: L. Arnold, 115 W. Lake Drive, Ste. 200, Glendale Heights, IL. 60139 (847) 891-1620  
(insert name and address of preparer.)

The requirement of the signature of an additional witness imposed by the amendatory Act of the 91st General Assembly applies only to instruments executed on or after the effective date of June 9, 2000. (P.A. 86-736.)

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## LEGAL DESCRIPTION

Order No.: 18GSA450008NA

For APN/Parcel ID(s): 25-06-218-015-0000

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LOT 1 IN W. ASHTON'S SUBDIVISION OF LOTS 10, 11, 12 AND 13 IN MACKEY'S RESUBDIVISION OF BLOCK 23 IN BEVERLY HILLS, A SUBDIVISION OF BLOCKS 22, 23, 24, 25, 31 AND 32 IN HILLIARD AND DOBBIN'S SUBDIVISION AND OF BLOCKS 1, 2, 3, 4 AND 5 OF A. BOOTH'S SUBDIVISION OF BLOCK 10, 11, AND 12 OF SAID HILLIARD AND DOBBIN'S SUBDIVISION OF THAT PART OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD, (EXCEPT THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4), IN COOK COUNTY, ILLINOIS.

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