

# UNOFFICIAL COPY



PREPARED BY AND MAIL TO:

Lisa J Saul, Esq.  
24 W. Erie St. Suite A  
Chicago, IL 60654

Doc# 1907718118 Fee \$52.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/18/2019 01:23 PM PG: 1 OF 8

Property Address: See Exhibit A

PIN Numbers: See Exhibit A

AP 1901503 304 +

(For Recorder's Use Only)

## ILLINOIS STATUTORY POWER OF ATTORNEY

by and among

Ashley Stewart  
(Principal)

and

Karan Patel  
(Agent)

Dated: As of February 1, 2019



**Near North National Title**  
222 N. LaSalle  
Chicago, IL 60601

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## POWER OF ATTORNEY

### 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. 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. 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 1<sup>st</sup> day of February, 2019.

I, ASHLEY STEWART, hereby appoint Karan Patel as my attorney-in-fact (my "agent") to act for me and in my name (in any way we could act in person) with respect to the following powers, but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(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).

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- (a) Real estate and ancillary transactions pertaining to 1122 W Armitage, #402, Chicago, IL 60614.
- (b) Negotiate, sign, execute, acknowledge and deliver any and all closing documents and loan documents in connection with the purchase of that certain real property commonly known as 1122 W Armitage, #402, Chicago, IL 60614
- (c) ~~Stock and bond transactions.~~
- (d) Tangible personal property transactions solely relating to the closing of 1122 W Armitage, #402, Chicago, IL 60614.
- (e) ~~Safe deposit box transactions.~~
- (f) ~~Insurance and annuity transactions.~~
- (g) ~~Retirement plan transactions.~~
- (h) ~~Social Security, employment and military service benefits.~~
- (i) ~~Claims and litigation.~~
- (j) ~~Commodity and option transactions.~~
- (k) ~~Business operations.~~
- (l) ~~Estate transactions.~~
- (m) All other property powers and transactions relating to the closing of 1122 W Armitage, #402, Chicago, IL 60614.

(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

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deem appropriate, such as a prohibition or conditions on the sale of a particular stock or real estate or special rules on borrowing by the agent):

None.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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, powers to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trusts specifically referred to below):

None  
\_\_\_\_\_  
(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. To execute all documents necessary for the purchase and financing of property commonly known as: 1122 W Armitage, #402, Chicago, IL 60614, including, but not limited to, the execution of promissory notes, mortgages, deeds of trust, settlement statements, affidavits, rescission notices, loan estimate, closing disclosure, W-9s or other documents related to tax matters, and any and all

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other documents which might be required by Michelle Bobart, title company and/or their affiliates in connection therewith.

6. ~~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):

7. AS ( X ) This power of attorney shall become effective on March 14, 2019 (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)

8. AS ( X ) This power of attorney shall terminate on April 14, 2019 (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.)

9. If my said agent shall die, become incompetent, resign or refuse to accept the office of agent, I name the following as successor(s) to 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.

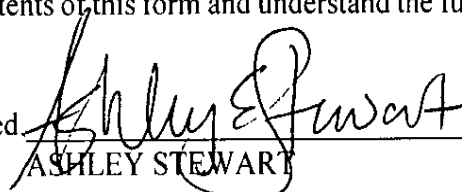
(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE


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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.)

10. ~~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.~~

11. 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.

Signed   
ASHLEY STEWART

Witness 

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENT 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  
(and successors)

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

\_\_\_\_\_  
\_\_\_\_\_

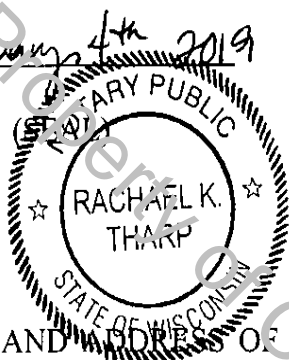
\_\_\_\_\_  
\_\_\_\_\_

**(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)**

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The undersigned, a notary public, certify that ASHLEY STEWART and Shawn Dougherty known to me to be the same persons whose names are subscribed to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes therein set forth (and certified to the correctness of the signature(s) of the agent(s)).

Dated: February 4<sup>th</sup> 2019



Rachael K. Tharp

Notary Public

My commission expires 8-13-21

THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE THE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by:

LISA J. SAUL, ESQ.  
24 WEST ERIE STREET, SUITE 4A  
CHICAGO, IL 60654

Cook County Clerk's Office

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Legal Description - PIN 14-32-222-049-1009 and

14-32-222-049-1015

UNITS 402 AND P-6 IN THE VICTORIAN GENTLEMAN I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23 AND 24 (EXCEPT THE WEST 3.5 FEET OF THE NORTH 25 FEET OF LOT 24) IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION (TO BE KNOWN AS SUB-BLOCK 8 OF 10 OF SHEFFIELD'S ADDITION) IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95002436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

1122 W. Armitage #402

Chicago, IL 60644

Property of Cook County Clerk's Office