

# UNOFFICIAL COPY

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Northbrook, IL 60062

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Edward M. Moody  
Cook County Recorder of Deeds  
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Prepared By:  
MELTZER LAW GROUP  
3100 Dundee Rd #915  
NORTHBROOK IL 60062  
MAIL TO:  
NATASHA PERESYPKINA  
3841 OAK AVE  
NORTHBROOK IL 60062

## 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 TAKEN AS AGENT. A COURT MAY 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 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. 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 21st day of March, 2019.

1. I, EUGENE RAYKHMAN, hereby appoint NATASHA PERESYPKINA, as my attorney-in-fact (my "agent") to act for me 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:

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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.   | <del>(i) Tax matters.</del>                             |
| <del>(b) Financial Institution transactions.</del>                        | <del>(j) Claims and litigation.</del>                   |
| <del>(c) Stock and bond transactions.</del>                               | <del>(k) Commodity and option transactions.</del>       |
| <del>(d) Delegable personal property transactions.</del>                  | <del>(l) Business operations.</del>                     |
| <del>(e) Safe deposit box transactions.</del>                             | <del>(m) Borrowing transactions.</del>                  |
| <del>(f) Insurance and annuity transactions.</del>                        | <del>(n) Estate transactions.</del>                     |
| <del>(g) Retirement plan transactions.</del>                              | <del>(o) All other party powers and transactions.</del> |
| <del>(h) Social Security, employment and military service benefits.</del> |   |

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

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars if I so state in the future by written document as an addendum to this power.
3. In addition to the powers granted above, I grant my agent any additional powers if I so state in the future by written document as an addendum to this power (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 by specifically so stating in a written addendum to this document).

(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 STRICKEN.)

4. My agent shall not have the right to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons.
5. My agent shall not 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):

6. This Power of Attorney shall become effective on the date set forth above on this document and shall terminate on December 31, 2019, unless I so state to the contrary in writing.
7. This Power of Attorney shall be used for real estate transaction of the property described in Exhibit "A"

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

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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 order named) as successor(s) to such agent:

a. 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 FOR 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 10 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

9. This Power of Attorney is intended to be valid in all states of the United States and to be modified only by provisions that are applicable in the State in which it is to be enforced.

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:

  
EUGENE RAYKHMAN

(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 YOUR AGENT.)

Specimen signatures of Agent (and successors)

  
NATASHA PERESYPKINA

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

  
EUGENE RAYKHMAN

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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 **EUGENE RAYKHMAN** 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 additional witness 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: March 21, 2019

Subscribed and sworn to before me this  
21<sup>st</sup> day of March, 2019.

Alex Margolin  
Notary Public



(Impress Notary seal here)

The undersigned witness, Alexander Babitsky, certifies that **EUGENE RAYKHMAN** 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 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. I believe him or her to be of sound mind and memory.

Dated: March 21, 2019

Alexander Babitsky  
Witness



Subscribed and sworn to before me this  
21<sup>st</sup> day of March, 2019.

Alex Margolin  
Notary Public

(Impress Notary seal here)

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: LOT 16 IN VILLE DU PARC, BEING A SUBDIVISION OF PART OF SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1975 AS DOCUMENT 23120764 IN COOK COUNTY, ILLINOIS, THE PLAT OF RESUBDIVISION RECORDED DECEMBER 23, 1975 AS DOCUMENT 23333766, IN COOK COUNTY, ILLINOIS AND THE PLAT OF RESUBDIVISION NUMBER 2 RECORDED JULY 2, 1976 AS DOCUMENT 23544316 IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED AUGUST 17, 1976, AND RECORDED AUGUST 19, 1976 AS DOCUMENT 23604685 AS CREATED BY DEED FROM VILLE DU PARC, INC., A CORPORATION OF ILLINOIS TO GERALDINE KIST DATED JANUARY 18, 1979, AND RECORDED FEBRUARY 21, 1979 AS DOCUMENT 24854324 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3029 RENNES CT, NORTHBROOK, IL 60062

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Cook County Clerk's Office