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Doc#: 1918912035 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/08/2019 10:18 AM Pg: 1 of 4

RECORD AND REQUESTED BY:

Silk Abstract Company
1000 Germantown Pike, Suite J-4
Plymouth Meeting, PA 19462
File No. R-94045-NBKC

THIS DOCUMENT PREPARED BY:

Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 03-18-211-008-0000

SPECIFIC POWER OF ATTORNEY

(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.)

I, **Timothy Arland**, with a mailing address of 2528 North Walnut Avenue, Arlington Heights, IL 60004 appoint **Kristen Arland**, with a mailing address of 2528 North Walnut Avenue, Arlington Heights, IL 60004 as my Agent (attorney-in-fact) to act for me in any lawful way with respect to:

To do all things necessary to close on the SALE, REFINANCE and/or PURCHASE of the property described below, commonly known as 2528 North Walnut Avenue, Arlington Heights, IL 60004, as follows:

1. Selling/Financing/Refinancing of the real property located at 2528 North Walnut Avenue, Arlington Heights, IL 60004, the legal description of said real property is as follows: See Exhibit A attached hereto and make a part hereof;
2. If being financed, it will be financed with NBKC Bank ISAOA, Lender, in Loan Number 19056157;
3. To mortgage, finance, refinance, encumber, hypothecate, assign, transfer, and in any manner deal with the said real property to effectuate the above referenced refinancing (which may also be called "banking transactions"); to sign, execute, acknowledge, and deliver any and all closing documents including, but not limited to, notes, negotiable instruments, deeds, mortgages, deeds of trust, security deeds, subordinations, security instruments, riders, attachments and addenda, escrow instructions, any documents necessary or requested as part of this transaction by a title insurer, lender or other parties to the transaction, those documents requested or required by governmental and taxing authorities, covenants, agreements, assignments of agreements, assignments of mortgages, assignments of deeds of trust, lien waivers, encumbrances or waiver of homestead and any marital rights, settlement or closing

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statements, and other written instruments of whatever kind and nature, all upon such terms and conditions as said Attorney-in-Fact shall approve;

4. Further giving and granting said Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises, set out herein, as fully, to all intents and purposes, as might or could be done if I/we was/were personally present, with full power of substitution and revocation. I/we hereby ratify and confirm all that said Attorney-in-Fact shall lawfully do or cause to be done by virtue this Limited Power of Attorney and the rights and powers granted herein.

This limited power shall include the right to complete and execute any and all documents, instruments, warranties, releases, mortgages, applications or deeds necessary for such transaction, retain lawyers, accountants or brokers, apply for and obtain necessary loans, arrange for investigations, searches and inspections of the property, pay funds for such purchase and do all other things necessary and appropriate to complete the transaction.

Disability of Grantor. This Power of Attorney shall not be affected by Grantor's subsequent disability as principal. Grantor does hereby so provide, it being Grantor's intention that all powers conferred upon the Agent herein shall remain at all times in full force and effect, notwithstanding Grantor's subsequent incapacity, disability, or any uncertainty with regard thereto.

This Limited Power of Attorney and the rights, powers, and authority of my Agent shall become effective immediately upon execution of this instrument. The rights, powers, and authority of this document shall expire one hundred eighty (180) days after execution.

Choice of Law. THIS POWER OF ATTORNEY WILL BE GOVERNED BY THE LAWS OF THE STATE OF Illinois WITHOUT REGARD FOR CONFLICTS OF LAWS PRINCIPLES. IT WAS EXECUTED IN THE STATE OF ILLINOIS AND IS INTENDED TO BE VALID IN ALL JURISDICTIONS OF THE UNITED STATES OF AMERICA AND ALL FOREIGN NATIONS.

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.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party learns 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.

Signed this 13th day of JUNE, 2019

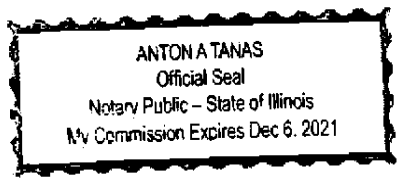
[Signature]
Timothy Arland

STATE OF IL
COUNTY OF Peoria

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Timothy J. Arland is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of June, 2019

[Signature]
Notary Public
My commission expires: 12.06.21



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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 8 IN BLOCK 20 IN THE BERKLEY SQUARE UNIT 6, A SUBDIVISION IN THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1967 AS DOCUMENT 20231041 IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY ARLAND AND KRISTEN ARLAND, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON OR AS JOINT TENANTS, BUT AS TENANTS BY THE ENTIRETY FROM PETER B. ROSIERE AND LOUISE C. ROSIERE, HUSBAND AND WIFE, BY DEED DATED JUNE 20, 2006, AND RECORDED ON JULY 5, 2006, AS 0618654022.

PARCEL ID NUMBER: 03-18-211-008-0000

PROPERTY COMMONLY KNOWN AS: 2528 NORTH WALNUT AVENUE, ARLINGTON HEIGHTS, IL 60004

Property of Cook County Clerk's Office