

# UNOFFICIAL COPY

2/3 19080350012  
**ILLINOIS STATUTORY**  
**FORM**  
**POWER OF ATTORNEY**  
**FOR PROPERTY**

Doc#: 1923957016 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/27/2019 11:03 AM Pg: 1 of 5

NOTE: 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 THE GRANTED POWERS; BUT WHEN A POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THAT 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 OF ATTORNEY 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 DISABLE. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY 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).

**THIS POWER OF ATTORNEY IS MADE THIS 16TH DAY OF AUGUST, 2019**

1. I/WE, MARCELA MARTINEZ MENDIETA, PRESIDENT OF ALOND CONSTRUCTION, INC., HEREBY APPOINT **CESAR ORTIZ**, 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" (INCLUDING ALL AMENDMENTS), BUT SUBJECT TO ANY LIMITATIONS OR ADDITIONS TO THE SPECIFIED POWERS INSERTED IN PARAGRAPH 2 OR 3, BELOW:

Mooney's Title Guaranty Fund, Inc.  
180 W. Jackson St., Suite 200  
Chicago, IL 60604-3830  
Recording Department

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(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENTS 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 TRANSACTION (PURCHASE ONLY) FOR THE PROPERTY LOCATED AT 8902 SOUTH PARNELL AVENUE, CHICAGO, ILLINOIS 60620.

(B) ALL OTHE PROPERTY POWERS AND TRANSACTION POWERS PERTAINING TO THE ABOVE-STATED SALE ONLY- INCLUDING, BUT NOT LIMITED TO, THE SIGNING OF THE MORTGAGE DOCUMENTS, SETTLEMENT STATEMENTS, CD, AND ALL OTHER DOCUMENTS NECESSARY TO CONCLUDE/EFFECT THE PURCHASE CONTEMPLATED HEREIN. CESAR ORTIZ IS FURTHER DESIGNATED AS AN AUTHORIZED SIGNATORY FOR ALL THE AFORESTATED DOCUMENTS.

(C) TERMINATION: THIS POWER OF ATTORNEY SHALL TERMINATE ON SEPTEMBER 16, 2019.

2. THE POWERS GRANTED ABOVE SHALL NOT INCLUDE THE FOLLOWING PROPERTY POWERS OR SHALL BE MODIFIED OR LIMITED IN THE FOLLOWING PARTICULARS : NONE
3. IN ADDITION TO THE POWERS GRANTED ABOVE, I WE GRANT OUR AGENT THE POWER TO: NONE OTHER

(YOUR AGENT WILL HAVE THE 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 OR MODIFIED BY LANGUAGE INSERTION.) NO POWER TO DELEGATE IS HEREBY GRANTED MY ATTORNEY IN FACT/AGENT.

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MY AGENT SHALL NOT HAVE THE POWER TO DELEGATE AS SET FORTH IN THE ABOVE PARENTHESIS.

SIGNED:

WITNESS:

Marcela Martinez M.  
**MARCELA MARTINEZ**  
**PRESIDENT OF ALOND CONSTRUCTION, INC.**

[Signature]

AS THE WITNESS I HEREBY ATTEST THAT THE SIGNATORY (PRINCIPAL) SIGNING THIS POWER OF ATTORNEY APPEARED TO BE OF SOUND MIND AND MEMORY AND CLEARLY APPEARED TO UNDERSTAND THE NATURE OF HIS/HER BOUNTY.

STATE OF ILLINOIS)

) SS:

COUNTY OF COOK )

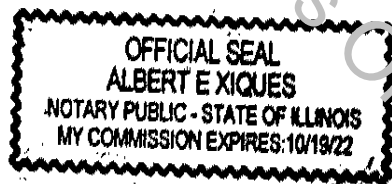
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CERTIFIES THAT

**MARCELA MARTINEZ, PRESIDENT OF ALOND CONSTRUCTION, INC.**

IS/ARE THE SAME PERSON(S) WHOSE NAME IS SUBSCRIBED AS PRINCIPAL TO THE FOREGOING POWER OF ATTORNEY, APPEARED BEFORE ME IN PERSON AND ACKNOWLEDGED SIGNING AND DELIVERING THIS INSTRUMENT AS HIS/HER/THEIR FREE AND VOLUNTARY ACT OF THE PRINCIPAL, FOR THE USES AND PURPOSE(S) HEREIN SET FORTH.

PERSONALLY KNOWN TO ME

PRODUCED IDENTIFICATION



DATED:

8/16/19

[Signature]  
NOTARY PUBLIC

THIS DOCUMENT WAS PREPARED BY: Albert E. Xiques  
**ALBERT E. XIQUES, ATTORNEY AT LAW**  
**5045 NORTH HARLEM AVENUE**  
**CHICAGO, ILLINOIS 60656**

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## AUTHORIZING RESOLUTION

Borrower

<b>Property:</b>	8902 S. Parnell Avenue, Chicago, Illinois 60620	<b>Loan Amount:</b>	\$107,000.00
<b>Borrower:</b>	Alond Construction, Inc.	<b>Closing Date:</b>	August 16, 2019
<b>Guarantor:</b>	Macela Martinez-Mendieta and Cesar Ortiz		

The undersigned, constituting the sole director of Alond Construction, Inc.; an Illinois corporation (the "Company"), hereby adopts the following Resolutions:

**RESOLVED:** That it is advisable that the Company purchase the above-referenced Property; and

**FURTHER RESOLVED:** That it is advisable that the Company borrow the above-referenced Loan Amount (the "Loan") from Dominion Financial Services 3, LLC (the "Lender"); and

**FURTHER RESOLVED:** That Cesar Ortiz is hereby authorized, without further action or consent from any other person, to execute, acknowledge and deliver in the name and on behalf of the Company the documents evidencing or relating to the Loan required by the Lender, with such terms, additions and amendments thereto as Cesar Ortiz from time to time deems advisable (including without limitation an assent to the passage of a decree for sale of secured property and, except where otherwise prohibited by law, the authority to confess judgment), and which may include but not be limited to: First Payment Notice; Mortgage, Assignment of Rents, and Security Agreement; Commercial Promissory Note; Construction Addendum to Commercial Promissory Note; Guaranty and Indemnification Agreement; Authorizing Resolution; Certification of Commercial Purpose; Compliance Agreement; Closing Certification and Affidavit; Agreement as to Contractual Rate of Interest; Loan Disclosure Statement; and IRS Form W-9; and

**FURTHER RESOLVED:** That all actions heretofore taken or made by the Company and the undersigned in connection with the Loan are hereby ratified and confirmed.

The undersigned represents and warrants that: (a) the undersigned is the sole director of the Company; (b) the Company has no Stockholders' Agreement; (c) the Bylaws provided to the Lender are an accurate and complete copy thereof, and are in full force and effect; and (d) the undersigned has not taken any action which has caused, would cause, or would have caused the Company to dissolve.

IN WITNESS WHEREOF, the undersigned have executed this Authorizing Resolution as of August 16, 2019.

  
Macela Martinez-Mendieta

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ATTORNEYS' TITLE GUARANTY FUND, INC.

**LEGAL DESCRIPTION**

**Permanent Index Number:**  
Property ID: 25-04-120-021

**Property Address:**  
8902 S. Parnell Avenue  
Chicago, IL 60620

**Legal Description:**  
LOT 2 IN BLOCK 20 IN SISSEN & NEWMAN'S SUBDIVISION OF SOUTH ENGLEWOOD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office