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1927612035

Doc# 1927612035 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/03/2019 02:36 PM PG: 1 OF 7

Property of Cook County Clerk's Office

To Record: Deed
 Mortgage
 Release
 Power of Attorney

BT 19-01675 2/3

(This page added to allow space above line for Recording Data)

Return To: Burnet Title
Post Closing Department
1301 W. 22nd Street, Suite 510
Oak Brook, IL 60523

S Y
P 2
S N
M Y
SC Y
E Y
INT De

BT 19-0675 73
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**NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS
 STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY**

PLEASE READ THIS NOTICE CAREFULLY. The form that you will be signing is a legal document. It is governed by the Illinois Power of Attorney Act. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

The purpose of this Power of Attorney is to give your designated "agent" broad powers to handle your financial affairs, which may include the power to pledge, sell, or dispose of any of your real or personal property, even without your consent or any advance notice to you. When using the Statutory Short Form, you may name successor agents, but you may not name coagents.

This form does not impose a duty upon your agent to handle your financial affairs, so it is important that you select an agent who will agree to do this for you. It is also important to select an agent whom you trust, since you are giving that agent control over your financial assets and property. Any agent who does act for you has a duty to act in good faith for your benefit and to use due care, competence, and diligence. He or she must also act in accordance with the law and with the directions in this form. Your agent must keep a record of all receipts, disbursements, and significant actions taken as your agent.

Unless you specifically limit the period of time that this Power of Attorney will be in effect, your agent may exercise the powers given to him or her throughout your lifetime, both before and after you become incapacitated. A court, however, can take away the powers of your agent if it finds that the agent is not acting properly. You may also revoke this Power of Attorney if you wish.

This Power of Attorney does not authorize your agent to appear in court for you as an attorney at law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.

The powers you give your agent are explained more fully in Section 34 of the Illinois Power of Attorney Act. This form is a part of that law. The "NOTE" paragraphs throughout this form are instructions.

You are not required to sign this Power of Attorney, but it will not take effect without your signature. You should not sign this Power of Attorney if you do not understand everything in it, and what your agent will be able to do if you do sign it.

Please place your initials on the following line indicating that you have read this Notice:

Set
 SUSAN E. TANNER initials

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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1.I, SUSAN E. TANNER OF 75 SAINT ANDREWS BLVD., #201 NAPLES, FLORIDA 34113

hereby revoke all prior powers of attorney for property executed by me and appoint: WILLIAM B. BLANCHARD OF 254 BARNSIDE CIRCLE, GENEVA, IL 60134 as my attorney in fact (my "agent").

My agent is appointed 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 34 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: (NOTE: 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 and initial it.)

- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) Borrowing transactions.

(NOTE: 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:

(NOTE: 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.)

No limitations

3. In addition to the powers granted above, I grant my agent the following powers: To execute any and all documents necessary to purchase the property KNOWN AS 7417 TIFFANY DRIVE, Unit 1A ORLAND PARK, IL 60462 APN:27134090251001 AND LEGALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Attorney-in-fact is specifically authorized to perform any and all acts and to execute any and all documents in the name of this Grantee or Mortgagor necessary to buy, convey or transfer the Property as Grantee or Mortgagor might do in her individual capacity if personally present, including, but not limited to, the authority to make, sign, co-sign, acknowledge, amend, alter, deliver or receive any; Contract, Deed, Note, Mortgage, Riders, Real Estate/Property Tax and Tax Exemption Forms, Affidavits, Land Contracts, Assignment of Land Contracts, Closing Statements, Insurance forms, Loan Statements, Loan

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Payoff Letters, Loan Releases, loan closing documents or request for information, related to the Property

3. a) **For Veterans Administration (VA) loans only:** The Principal grants the Attorney-in-Fact the authority to utilize his/her eligibility for VA guaranty at the contract stated price of \$ _____; and to utilize \$ _____ of his/her VA entitlements for the purchase of this specific property for the stated price. The veteran intends to occupy the property. The amount of the loan is \$ _____ with an interest rate of ____%.

(NOTE: 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 decisionmaking powers to others, you should keep paragraph 4, 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 decisionmaking 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. (NOTE: Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out paragraph 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

5. My agent shall NOT be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(NOTE: 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 one or both of paragraphs 6 and 7.)

6. (initial here *pk*) This power of attorney shall become effective on the date is is signed. (NOTE: Insert a future date or event during your lifetime, such as a court determination of your disability or a written determination by your physician that you are incapacitated, when you want this power to first take effect.)

7. (initial here *ek*) This power of attorney shall terminate **ON SEPTEMBER 30, 2019**. (NOTE: Insert a future date or event, such as a court determination that you are not under a legal disability or a written determination by your physician that you are not

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incapacitated, if you want this power to terminate prior to your death.)

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 the order named) as successor(s) to such 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. (NOTE: If you wish to, you may name your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)

9. 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.

10. 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.

(NOTE: This form does not authorize your agent to appear in court for you as an attorney at law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.)

11. The Notice to Agent is incorporated by reference and included as part of this form.

Dated: 8-24-19

Signed Susan E. Tanner
SUSAN E. TANNER

(NOTE: This power of attorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not also sign as a witness.

The undersigned witness certifies that SUSAN E. TANNER

), 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 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. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner,

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operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 8/24/19

[Signature]
Witness

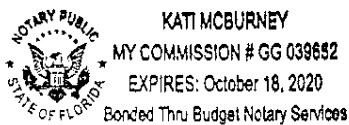
State of FLORIDA)

County of COLLIER)

The undersigned, a notary public in and for the above county and state, certifies that SUSAN E. TANNER, 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 witness WILLIAM UTEAN 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: 8/24/19

Kate MCB
Notary Public
My commission expires 10/18/2020



Prepared by:
Name: William B. Blanchard
Attorney at Law
Address: 254 Barnside Circle
Geneva, IL. 60134

After Recording Return To:
Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

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Burnet File Number: 2210019-01675

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1-1A IN TIFFANY VIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 54 IN COLONADES BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91000983, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GS 1-1A A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91000983.

Permanent Index Number(s): 27-13-409-025-1001

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