



Doc# 1929034129 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2019 01:30 PM PG: 1 OF 6

H81214

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 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.

POWER OF ATTORNEY made this 17 day of October, 2019.

1. I, DANIEL JOSEPH,

Who reside(s) at: 3530 Lake Shore Drive, Unit 11-B, Chicago, IL

Hereby appoints MICHAEL FORTI, including his agents and employees, whose principal place of residence is 3530 LAKE SHORE DRIVE, Unit 11-D, Chicago, IL, to act 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 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.

- (a) Real estate transactions.
- (b) Financial institution transactions.
- ~~(c) Stock and bond transactions.~~
- ~~(d) Tangible personal property transactions.~~
- ~~(e) Safe deposit box transactions.~~
- ~~(f) Insurance and annuity transactions.~~

S Y
P 6
S —
M —
SC Y
E —
INT JA

(6)

UNOFFICIAL COPY

- ~~(g) Retirement plan transactions.~~
- ~~(h) Social Security, employment and military service benefits.~~
- ~~(i) Tax matters.~~
- ~~(j) Claims and litigation.~~
- ~~(k) Commodity and option transactions.~~
- ~~(l) Business operations.~~
- ~~(m) Borrowing transactions.~~
- ~~(n) Estate transactions.~~
- ~~(o) All other property powers and transactions.~~

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

The Power to execute mortgages, security and other financial instruments, promissory notes, etc., on behalf of the principal regarding the real property known as (address): 454 WEST DEMING, UNIT 1E, PU-35 AND PU-40, CHICAGO, IL 60614, legally described on Exhibit A, attached hereto and made a part hereof, in favor KEY MORTGAGE and its successors and/or assigns.

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. 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:

6. (*JS* initial) This power of attorney shall become effective upon its execution.

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.

7. (*JS* initial) This power of attorney shall terminate upon the closing of the sale of the property named in Paragraph 3, above.

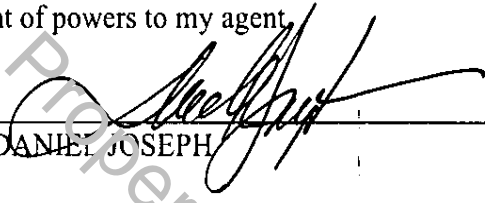
UNOFFICIAL COPY

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.

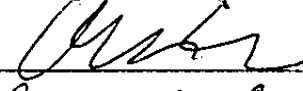
8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent: None.

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.

Signed: 
DANIEL JOSEPH

WITNESSED BY:

WITNESS Signature: 
Witness's Printed Name: Christina Cruz

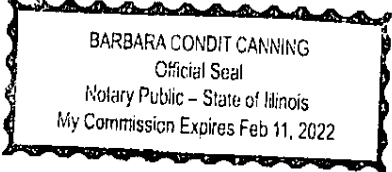
UNOFFICIAL COPY

State of IL)
) SS.
County of COOK)

The undersigned, a notary public in and for the above county and state, certifies THAT DANIEL JOSEPH, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me 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 of the agent, if applicable.

Dated: 10/9/19 (SEAL)

Barbara Condit Canning
Notary Public



My commission expires _____

The name and address of the person preparing this form should be inserted if the agent will have power to convey any interest in real estate.

This document was prepared by and should be returned to after recording:

Attorney Name: Barbara Condit Canning, Esq.
Attorney Address: 1000 Skokie Blvd., Suite 355, Wilmette, IL 60091

UNOFFICIAL COPY

PARCEL 1A:

UNITS 1E AND PU-35, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE DEMING ON PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTHWESTERLY 34 FEET OF LOT 50 AND LOT 51, EXCEPT THE SOUTHWESTERLY 30 FEET THEREOF, IN THE SUBDIVISION OF PART OF OUTLOT "B" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

THAT PART OF LOT 8, EXCEPT THE NORTHWESTERLY 44.00 FEET THEREOF, IN THE SUBDIVISION OF BLOCK 3 IN OUTLOT "A" OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 34.00 FEET OF LOT 50, IN THE SUBDIVISION OF PART OF OUTLOT "B" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM FOR DEMING ON THE PARK CONDOMINIUMS RECORDED AS DOCUMENT 0728503009, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 1B:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

P.I.N. 14-28-318-092-1001 (AS TO UNIT 1E)
14-28-318-092-1012 (AS TO PU-35)

C/K/A 454 W DEMING PLACE, UNIT 1E AND PU-35, CHICAGO, ILLINOIS, 60614

PARCEL 2:

PARKING UNIT PU-40 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE DEMING PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 52 AND THE WESTERLY 5 FEET OF LOT 51 IN DEMING'S SUBDIVISION OF OUTLOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF), IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM FOR DEMING PLACE CONDOMINIUMS RECORDED AS DOCUMENT 0633315106, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

P.I.N. 14-28-318-088-1009 (AS TO PU-40)

C/K/A 460 W DEMING PLACE, PU-40, CHICAGO, ILLINOIS, 60614

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS