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Doc#: 1930857080 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/04/2019 12:14 PM Pg: 1 of 6

304

195703859 PK

Prepared By & Mail To:

Law offices of
Saichang Xu

960 Rand Rd #217
Des Plaines, IL
60016

Cover Sheet

Attached for the purpose of affixing Recording
information

property address
4737 N. Lawler
Chicago IL 60630

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SPECIFIC POWER OF ATTORNEY TO PURCHASE REAL PROPERTY

THE STATE OF California

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Contra Costa

THAT I, Jianjun Chen, of the County of Contra Costa, State of California, as of this date and by this document do nominate, constitute, and appoint Saichang Xu, of Cook County, Illinois, my true and lawful attorney-in-fact, to act in, manage, and conduct all of my affairs, and for that purpose for me and in my name, place and stead, and for my use and benefit, and as my act and deed, to do and execute, or concur with persons jointly interested with me in the doing or executing of every act, deed, or thing I could do or execute in connection with the exercise of the power granted herein, including all or any of the following acts, deeds and things:

1. To acquire, purchase or execute any contract to purchase, on such terms and for such consideration as my said agent shall deem proper, the hereinafter described real property (hereinafter referred to as the "Property") together with all improvements and personal property situated thereon, to wit:

4737 N Lawler Ave Chicago, IL 60630
PIN: 13-16-203-011-0000

2. To pay all cost, expenses or other claims; to make, sign, execute, acknowledge and deliver a Note and Deed of Trust/Mortgage covering the Property to or for my benefit and to bind me pursuant thereto, on such form or forms and pursuant to such terms as provided by the lender;

3. To accept a Deed to the Property in my place and stead, said Deed retaining a Vendor's Lien additionally securing the above Note and Deed of Trust/Mortgage;

4. For me and in my place and stead to execute any and all instruments pursuant to such Loan, Note and Deed of Trust, including, but not limited to, closing statements, disclosure statements, water district notices, waivers as may be required incident to or pursuant to such loan;

5. To take, hold, possess, convey, lease, let, or otherwise manage any or all of my real, personal, or mixed property, or any interest in it or pertaining to it; to eject, remove, or relieve tenants or others persons from, and recover possession of, this Property by all lawful means; to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify, or improve the same or any part of it; and to dedicate easements;

6. To make, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge, and deliver assignments, agreements, certificates, hypothecations, checks, notes, mortgages, deeds of trust, bonds, vouchers, receipts, releases, and such other instruments in writing of whatever kind or nature, as may be proper;

7. To make deposits or investments in or withdrawals from any account, holding or interest which I may now or in the future have, or be entitled to, in any banking, trust, or investment institution, including postal savings depository offices, credit unions, savings and loan associations, and similar institutions; to exercise any right, option, or privilege pertaining to it or them, including, but not limited to, the authority to borrow money; and to open or establish accounts, holdings, or interest of whatever kind or nature, with any of these institutions, in my name or in the name of my attorney-in-fact or in our names jointly, either with or without right of survivorship;

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8. To engage and dismiss agents, counsels, attorneys, accountants, and employees, and to appoint and remove at pleasure any substitute for, or any agent of, my attorney-in-fact in respect to all or any of the matters or things mentioned in this document and upon any terms that my attorney-in-fact shall think fit, in connection with the Property;

9. To do any and all other acts as may be necessary to complete the purchase of the Property;

GIVING AND GRANTING to this attorney-in-fact full power and authority to do and perform every act, deed, matter, and thing whatever in and about my estate, property, and affairs, as fully as I might or could do if personally present, the above especially enumerated powers being in aid and exemplification of the full, complete, and general power granted in this document, and not in limitation or definition of those powers; and by this document ratifying all that my attorney-in-fact shall lawfully do or cause to be done.


This Power of Attorney shall not terminate on disability of the principal and shall survive and continue in full force and effect, should I for any reason be declared insane, or should I be physically unable to take any such actions, or incompetent, hereby ratifying and confirming all acts performed by my attorney-in-fact irrespective of my future mental condition. The attorney-in-fact is hereby authorized to indemnify and hold harmless any third party who accepts and acts under this Power of Attorney.

The rights, powers and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date of execution of this instrument, and all such rights, powers and authority shall remain in full force and effect thereafter until this Power of Attorney is revoked or terminated by my actual written notice, provided such notice is placed in the U.S. Mail and sent certified, return receipt requested to:

Lender: Caliber Home Loans
Address: 6031 Connection Drive, Suite 200
Irving, TX 75039
Attn: Mortgage Branch Operations


or to any other third party by a duly filed revocation or termination with the County Clerk of Cook County, Illinois.

Signed this 10 day of 10, 2019



PRINCIPAL
Jianjun Chen

Printed Name



WITNESS
CHARLIE PARK

Printed Name

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STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on this, the _____ day of _____, 20____, by _____, who declared the same to be the person/persons granting of a Durable Power of Attorney.

Notary Public, State of _____

Printed Name of Notary

My Commission Expires: _____

Property of Cook County Clerk's Office
See attached for notary

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All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

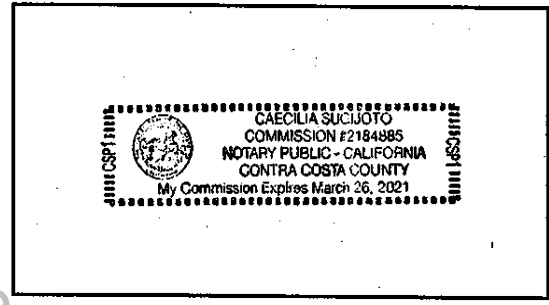
State of California

County of Contra Costa

On Oct 10/2019 before me Caecilia Sugijoto, notary public (here insert name and title of the officer),

personally appeared Jianjun Chen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Notary Seal

WITNESS my hand and official seal.

Signature Caecilia Sugijoto

For Bank Purposes Only

Description of Attached Document
Type or Title of Document Specific Power of Attorney to purchase real property

Document Date Oct 10/2019 Number of Pages 3

Signer(s) Other Than Named Above _____



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LEGAL DESCRIPTION

Order No.: 19ST03859PK

For APN/Parcel ID(s): 13-16-203-011-0000

Lot 13 in Papanek Kovac and Company's Subdivision of Block 9 in Silverman's Addition to Irving Park Montrose and Jefferson in Section 16, Township 40 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office