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Edward M. Moody
Cook County Recorder of Deeds
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ILLINOIS STATUTORY POWER OF ATTORNEY FOR PROPERTY
6007 N. SHERIDAN ROAD UNIT 15B
CHICAGO, IL 60660

PT 19-55094 1B2

Prepared by &
Mail to:
Alexandra Pavichevich Richards
6007 N. Sheridan Road
Chicago, IL 60660

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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

POWER OF ATTORNEY made this November 9, 2018.

1. I, GABRIELLA V. KELLER, 6007 N. Sheridan Rd., Unit 15B., Chicago, IL 60660 appoint: DEENE ALONGI, 6007 N. Sheridan Rd., Unit 14E, Chicago, IL 60660, 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:

- (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.~~
- (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.

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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):

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): 6007 N. Sheridan Rd., Unit 15B, Chicago, IL 60660.

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. Said 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.

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

6. (XX) This power of attorney shall become effective on: November 9, 2018.

7. (XX) This power of attorney shall terminate on: December 31, 2019, or the closing of the sale of the unit – The sooner of the two..

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.

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

Gabriella V. Keller

PRINCIPAL – GABRIELLA V. KELLER

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Specimen signatures of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

N/A – NONE

N/A - NONE

(agent)
N/A – NONE

(principal)
N/A - NONE

(successor agent)

(principal)

N/A – NONE


N/A - NONE

(successor agent)

(principal)

The undersigned witness certifies that Alexandra Pavichevich Richards, 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.

Dated: November 9, 2018.


WITNESS: Alexandra Pavichevich Richards

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State of Illinois)
) ss.
 County of Cook)

The undersigned, a notary public in and for the above county and state, certifies GABRIELLA V. KELLER, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me, and Alexandra Pavichevich Richards, the witness 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.



Dated: November 9, 2018.

Mara Djurickovic-Milanovic

 Notary Public

This document was prepared by:
 ALEXANDRA PAVICHEVICH RICHARDS, ESQ.
 6007 N. SHERIDAN RD.,
 CHICAGO, IL 60660
 TEL (773) 769-5022

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Exhibit A

Unit No. 15-B As Delineated On Survey Of The Following Described Parcel Of Real Estate (hereinafter Referred To as "development Parcel"): Lots 6, 7, 8 And 9 (except The West 14 Feet Of Said Lot) in Block 16; Also All That Land Lying East Of And Adjoining Said Lots 6, 7, 8 And 9 and lying Westerly Of The West Boundary Line Of Lincoln Park. As Shown On The Plat of the Commissioners Of Lincoln Park As Filed For Record In Recorder's Office of Deeds Of Cook County, Illinois, On July 16, 1931 As Document No. 10938695, All In Cochran's Second Addition To Edgewater, Being A Subdivision In The East fractional Half Of Section 5, Township 40 North, Range 14 East Of The Third Principal Meridian, In Cook County, Illinois, Which Survey Is Attached As Exhibit "A" to the Declaration Made By La Salle National Bank, As Trustee Under Trust No. 34662, recorded In The Office Of The Recorder Of Cook County, Illinois As Document No. 20686341 Together With An Undivided .3353% Interest In Said Development Parcel (excepting From Said Development Parcel, All The Property And Space Comprising All The Units As Defined And Set Forth In Said Declaration And Survey).

14-05-215-015-1108

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