

UNOFFICIAL COPY

Doc#: 2001545052 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/15/2020 11:34 AM Pg: 1 of 3

(The space above for Recorder's use only)

LIMITED POWER OF ATTORNEY FOR REAL ESTATE TRANSACTIONS

(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.")

POWER OF ATTORNEY made this 20th day of December, 2019.

1. I, Thomas Gerard Phillips, individually and as trustee of the NJP Trust, hereby appoint my son, Brendan Phillips, as my attorney-in-fact (our "agent") to act for me and in my name (in any way I could act in person) with respect to real estate transactions, 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.

2. The powers granted above shall be limited to real estate transactions, and shall specifically include financial institution transactions and borrowing transactions involving the following described properties:

2625 N Ashland Ave #3A Chicago, IL 60614

3. This power of attorney shall become effective on December 10, 2019

4. This power of attorney shall terminate on December 31, 2020

5. 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.

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LEGAL DESCRIPTION

Order No.: 19CSC093186LP

For APN/Parcel ID(s): 14-29-300-089-1005

PARCEL 1:

UNIT 3-A IN BUILDING 2625 IN ASHLAND MANOR CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 6, 7, 8 AND 9 IN THE SUBDIVISION OF THE WEST 145 FEET OF LOT 9 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29) IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99296342, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF 2 INDOOR PARKING SPACES LABELED 3A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.