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FIRST AMERICAN TITLE
FILE # 3011545

Doc#: 2026206200 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/18/2020 03:54 PM Pg: 1 of 4

PREPARED BY AND MAIL TO:

Law Offices of Joseph A. La Zara

7246 West Touhy Avenue

Chicago, IL 60631

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First American Title Insurance Company

Order No. 3011545

Power of Attorney

Legal Description: UNIT 1039-A-1 IN PARK RIDGE COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):
LOTS 3 AND 4 IN MIHALEJ'S RESUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 18118077 IN COOK COUNTY, ILLINOIS AND THAT PART OF LOT 5 LYING SOUTH OF THE SOUTH LINE OF LOT 4 EXTENDED WESTERLY TO THE WEST LINE OF SAID LOT 5, ALL IN SIEGEL'S SUBDIVISION OF LOT 152 IN CHARLES A. SCOTT'S PARK RIDGE VILLAS BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SIEGEL'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 968503 IN COOK COUNTY, ILLINOIS AND THAT PART OF THE VACATED 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING, AND EASTERLY OF THE WESTERLY LINE EXTENDED SOUTH OF LOT 5 IN SIEGEL'S SUBDIVISION, AFORESAID WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM BY PIONEER BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1976 AND KNOWN AS TRUST NUMBER 20020 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23945090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 09-22-406-059-1001 (Vol. 091)

Property Address: 1039 N. Northwest Highway, Unit A1, Park Ridge, Illinois 60068

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SPECIFIC POWER OF ATTORNEY TO PURCHASE REAL PROPERTY

THE STATE OF ILLINOIS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

THAT I, John E. Galluzzi, of the County of Cook, State of Illinois, as of this date and by this document do nominate, constitute, and appoint Joseph A. La Zara, of the County of Cook, State of 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:

1039 N. Northwest Highway, Unit A1
Park Ridge, Illinois 60068

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 24 day of June 2020.



PRINCIPAL

John E. Galluzzi

Printed Name



WITNESS

Nellie Bermudez

Printed Name

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STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me on this, the 29th day of June, 2020, by John E. Galluzzi, who declared the same to be the person/persons granting of a Durable Power of Attorney.



[Signature]
Notary Public, State of Illinois

Shannon M. Heilman
Printed Name of Notary

My Commission Expires _____

Property of Cook County Clerk's Office