

UNOFFICIAL COPY

Doc#: 2028816100 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/14/2020 11:00 AM Pg: 1 of 5

Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

GIT File #: 41054255G

RECORDING COVER SHEET

Cook County

Re.:

LOT 1 IN PARKSIDE SQUARE BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 2016 AS DOCUMENT NO. 1615229042, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 10012 FRANCESCA LANE, ORLAND PARK, IL 60462

Tax Number: 27-16-101-016-0000

UNOFFICIAL COPY**ILLINOIS STATUTORY
SHORT FORM**POWER OF ATTORNEY FOR
PROPERTYPOWER OF ATTORNEY made this 1st day of July, 2020.

I, Ariana A. Khosravi of 10001 Chester Ave., #536, Cleveland, OH 44106 hereby appoint: Leandro David Valdes of 8024 Valley View Dr., Tinley Park, IL 60487 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 or below:

- (a) Real estate transactions for 10012 Franchesca Ln., Orland Park, IL 60462
- (b) Financial institution transactions for 10012 Franchesca Ln., Orland Park, IL 60462
- (c) ~~Stock and bond transactions.~~
- (d) ~~Tangible personal property transactions.~~
- (e) ~~Safe deposit box transactions.~~
- (f) Insurance and annuity transactions for 10012 Franchesca Ln., Orland Park, IL 60462
- (g) ~~Retirement plan transactions.~~
- (h) ~~Social Security, employment and military service benefits.~~
- (i) Tax matters for 10012 Franchesca Ln., Orland Park, IL 60462
- (j) ~~Claims and litigation.~~
- (k) ~~Commodity and option transactions.~~
- (l) ~~Business operations.~~
- (m) Borrowing transactions for 10012 Franchesca Ln., Orland Park, IL 60462
- (n) Estate transactions for 10012 Franchesca Ln., Orland Park, IL 60462
- (o) All other property powers and transactions for 10012 Franchesca Ln., Orland Park, IL 60462

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):

No limitations as it pertains to the purchase of the property known as 10012 Franchesca Ln., Orland Park, IL 60462

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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):

All powers authorized by law as it pertains to the purchase of the property known as 10012 Franchesca Ln., Orland Park, IL 60462

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.

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

(x) This power of attorney shall become effective on July 24, 2020 (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).

(x) This power of attorney shall terminate on July 31, 2020 (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death).

Signed: _____

Ariana A. Khosravani (Principal)

County of Cook Clerk's Office

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STATE OF Ohio

COUNTY OF Summit

The undersigned, a notary public in and for the above county and state, certifies that Ariana A. Khosravani, personally 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 additional 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, (and certified to the correctness of the signature(s) of the agent(s)).

Dated: 7/1/2020

Notary Public
My commission expires
DECEMBER 19, 2022



Donna Baumille
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 12/19/22

The undersigned witness certifies that Ariana A. Khosravani, 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: 7/1/2020
(SEAL)

Witness

This document was prepared by:
Tamayo Law Group, LLC
903 Commerce Dr., #165
Oak Brook, IL 60523
(708)795-7000

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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AFFIDAVIT OF VALIDITY FOR POWER OF ATTORNEY

Before me, the authority identified below, personally appeared Leandro David ^{Valdes} (Agent Name, Relationship to Principal, Spouse, Dependent or Ancestor), who being duly sworn by me deposes and says that:

- 1. Attached is a true, correct, completed and unaltered copy of a Power of Attorney dated July 1, 2020 from: _____ (Principal Name).
Ariana A. Khosravani
- 2. Principal, on the date of this Affidavit is alive and has not given any notice to Agent of changes or termination of the Power of Attorney. Principal/Grantor was mentally competent at the time the Power of Attorney was executed.
- 3. In consideration of Greater Illinois Title Company's acceptance of Agent's authority and the Title Company's action in conducting transactions pursuant to such Power of Attorney, Agent agrees to indemnify, defend and hold the Title Company harmless from and against any and all losses, claims, costs, damages, causes of action (including attorney's fees) and any other expenses incurred by the Title Company arising directly or indirectly out of its acceptance of Agent's authority pursuant to said Power of Attorney.

Leandro David Valdes 7-24-2020

Signature of Agent Date

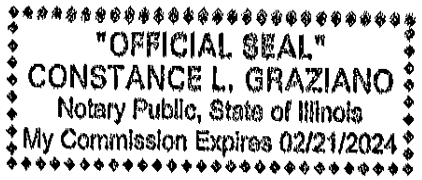
8024 Valley View Drive Tinley Park, IL 60487 708 374-1446
Address City State Zip Code Telephone Number

03/04/1974
Date of Birth

NOTARY

State of IL }
County of Dupage }

Subscribed and sworn to or affirmed before me
This 24th day of July, 2020 by
Leandro David Valdes



Name of Signer No. 1

Name of Signer No.2 (if any)

[Signature]
Signature of Notary Public

Any Other Required Information
(Residence, Expiration Date, etc.)

Mail to and prepared by
Ariana Khosravani
Prepared by 10012 Franchesca Ln
Orland Park, IL 60462