

Illinois Anti-Predatory Lending Database Program

Doc#: 2031421344 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 06:00 PM Pg: 1 of 5

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN: 17-09-319-027-1041**

Address:

Street:

Street line 2:

City:

State:

ZIP Code:

Lender: TCF NATIONAL BANK.C/O INDECOMM GOLBAL SERVICES

Borrower: NISHITH RAVICHANDRAN

Loan / Mortgage Amount: \$440,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 80675E1D-D142-424C-9854-D92E44449C545

Execution date: 6/5/2020

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Prepared By:

Margaret Daun, Attorney at Law, 1795 N. Water St. #2625, Milwaukee, WI 53202

LIMITED SPECIFIC POWER OF ATTORNEY

I, RAVICHANDRAN KRISHNA MURTHY, do constitute and appoint NISHITH RAVICHANDRAN, to be my true and lawful Attorney-in-Fact for me and in my name and in my stead, to make, execute, accept and deliver any contract, paper or other documents in regard to the following described property:

UNIT 1001 AND P-60 IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM, AS DELINEATED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23, 24, 25 AND THE WEST 1.16 FEET OF LOT 26 IN BLOCK 65 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 20, 2003 AS DOCUMENT NO. 031031090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 720 W Randolph St Apt 1001, Chicago, IL 60661

Tax ID: 17-09-319-027-1041

(Referred to in this Power of Attorney as "Property")

My Attorney-in-Fact has the full power and authority to do and accomplish on my behalf any and all of the following:

1. Execute and deliver any and all documents necessary to purchase/sell/refinance the Property;
2. Execute and deliver any and all documents at the closing on the Property including, but not limited to any mortgage, promissory note, settlement statement, loan commitment,

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truth-in-lending document or statement, and/or any other documents necessary to proceed with the closing on the Property;

3. Execute and deliver any and all deeds, deeds of trust, and/or deeds to secure debt;
4. Execute and deliver any and all receipts or bills of sale;
5. Execute and deliver any and all contracts, agreements, or contractual arrangements necessary for the closing, payment of the pay-off amount, or any post-closing service;
6. Endorse and deliver any checks, money orders, or other form of payment necessary to close on the transaction associated with the Property;
7. Execute any document which will, if necessary to the closing, encumber the Property;
8. Initiate and complete any wire transfer necessary to close on the transaction associated with the Property;
9. Negotiate, execute, and deliver any and all leases or rental agreements concerning the Property;
10. Manage the Property and in doing so has the authority to enter into any and all contracts or agreements for the maintenance of the Property;
11. Execute and deliver any and all contracts or agreements for utilities on the Property;

FURTHER THIS POWER OF ATTORNEY shall remain in full force and effect until revoked, suspended or terminated by a document executed and acknowledged by me and in any event shall expire at midnight on the date that is 90 days from and after the date on which this Power of Attorney was executed.

This Power of Attorney shall be binding on me, my heirs, successors, assigns, executors, administrators and personal representatives, and any person receiving this Power of Attorney shall be entitled to rely on the authority herein given until and unless a document expressly revoking the powers herein given is received.

Notwithstanding anything contained in this to the contrary, this Power Of Attorney shall not terminate or be affected or impaired by my disability, it being my express intention that this Power of Attorney shall survive my disability.

SIGNATURE PAGE TO FOLLOW

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IN WITNESS WHEREOF, this deed was executed by the Grantor this the 5th day
June, 2020.

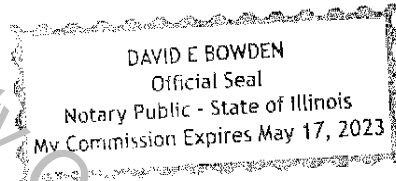
Ravichandran Krishnamurthy, by
[Signature], his attorney-in-fact (Seal)
RAVICHANDRAN KRISHNAMURTHY

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT RAVICHANDRAN KRISHNAMURTHY, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of June 5, 2020.

David E. Bowden
Notary Public David E. Bowden
My Commission expires: May 17, 2023



PROPERTY OF COOK COUNTY Clerk's Office

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LEGAL DESCRIPTION

UNIT 1001 AND P-60 IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM, AS DELINEATED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 20, 2003 AS DOCUMENT NO. 0317131090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL ID: 17-09-319-027-1041 AND 17-09-319-027-1109

Being the same property as transferred by Warranty Deed on 12/29/2017 and recorded 01/18/2018 from GREGORY M. ROSEN and MARILYN B. ROSEN, HUSBAND AND WIFE to NISHITH RAVICHANDRAN and RAVICHANDRAN KRISHNAMURTHY AND PARVATHY RAVICHANDRAN, recorded in Document Number 1801834043

Property of Cook County Clerk's Office