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Edward M. Moody
Cook County Recorder of Deeds
Date: 11/18/2020 04:17 PM Pg: 1 of 5

Property of Cook County Clerk's Office

SPECIAL POWER OF ATTORNEY

Prepared by:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031

Return to:
Title First Agency
2944 Fuller Ave, Suite 200
Grand Rapids, MI 49505
File # : 2084272

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This document prepared by:
 Carlos Del Rio, Esq.
 8940 Main Street
 Clarence, NY 14031
 716-634-3405

SPECIFIC POWER OF ATTORNEY

(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" OF WHICH THIS FORM IS A PART (SEE THE BACK OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

I, **Robert Barton**, as principal, whose address is 6900 Sharlands Ave Unit 1827, Reno, NV 89523 appoint **Christopher Ochynski**, 343 W Wolf Point Plaza Unit 1706, Chicago, IL 60654 as my Agent (attorney-in-fact) to act for me in any lawful way with respect to:

To do all things necessary to close on the SALE, REFINANCE and/or PURCHASE of the property described below, commonly known as 2424 West Fillmore Street, Chicago, IL 60612, as follows:

1. Selling/Financing/Refinancing of the real property located at 2424 West Fillmore Street, Chicago IL 60612, the legal description of said real property is as follows: See Exhibit A attached hereto and make a part hereof;
2. If being financed, it will be financed with The Anderson Financial Group, Inc., the Lender, in an approximate amount not to exceed \$573,000.00;
3. To mortgage, finance, refinance, encumber, hypothecate, assign, transfer, and in any manner deal with the said real property to effectuate the above referenced refinancing (which may also be called "banking transactions"); to sign, execute, acknowledge, and deliver any and all closing documents including, but not limited to, notes, negotiable instruments, deeds, mortgages, deeds of trust, security deeds, subordinations, security instruments, riders, attachments and addenda, escrow instructions, any documents necessary or requested as part of this transaction by a title insurer, lender or other parties to the transaction, those documents requested or required by governmental and taxing authorities, covenants, agreements, assignments of agreements, assignments of mortgages, assignments of deeds of trust, lien waivers, encumbrances or waiver of homestead and any marital rights, settlement or closing statements, and other written instruments of whatever kind and nature, all upon such terms and conditions as said Attorney-in-Fact shall approve;

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4. Further giving and granting said Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises, set out herein, as fully, to all intents and purposes, as might or could be done if I/we was/were personally present, with full power of substitution and revocation. I/we hereby ratify and confirm all that said Attorney-in-Fact shall lawfully do or cause to be done by virtue this Power of Attorney and the rights and powers granted herein.

This power shall include the right to complete and execute any and all documents, instruments, warranties, releases, mortgages, applications or deeds necessary for such transaction, retain lawyers, accountants or brokers, apply for and obtain necessary loans, arrange for investigations, searches and inspections of the property, pay funds for such purchase and do all other things necessary and appropriate to complete the transaction.

This Power of Attorney and the rights, powers, and authority of my Agent shall become effective immediately upon execution of this instrument. The rights, powers, and authority of this document shall expire one hundred eighty (180) days after execution.

Disability of Grantor. This Power of Attorney shall not be affected by Grantor's subsequent disability as principal. Grantor does hereby so provide, it being Grantor's intention that all powers conferred upon the Agent herein shall remain at all times in full force and effect, notwithstanding Grantor's subsequent incapacity, disability, or any uncertainty with regard thereto.

Choice of Law. THIS POWER OF ATTORNEY WILL BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS WITHOUT REGARD FOR CONFLICTS OF LAWS PRINCIPLES. IT WAS EXECUTED IN THE STATE OF _____ AND IS INTENDED TO BE VALID IN ALL JURISDICTIONS OF THE UNITED STATES OF AMERICA AND ALL FOREIGN NATIONS.

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.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party learns of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 23rd day of July, 2020.

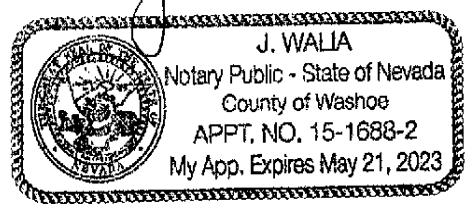
Robert Barton
Robert Barton

STATE OF Nevada
COUNTY OF Washoe

The undersigned, a notary public in and for the above county and state, certifies that Robert Barton, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23rd day of July, 2020

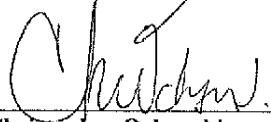
J. Wallia
Notary Public
My commission expires: May 21st 2023



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ACKNOWLEDGMENT OF AGENT

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.



Christopher Ochynski



8/28/2023



Property of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

ALL THE REAL PROPERTY IN THE COUNTY OF COOK AND STATE OF ILLINOIS,
DESCRIBED AS FOLLOWS:

LOT 45 IN BLOCK 2 IN S.W. RAWSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 16-13-424-039-0000

PROPERTY COMMONLY KNOWN AS: 2424 WEST FILLMORE STREET, CHICAGO, IL 60612

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