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Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2021 04:23 PM Pg: 1 of 8

stewart title

700 E Diehl Rd. Suite 180
Naperville, IL 60563

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JK 984664 GE
2 of 3

- DEED _____
- MORTGAGE _____
- POWER OF ATTORNEY _____
- RELEASE _____
- SUBORDINATION _____
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POWER OF ATTORNEY

SHORT FORM POWER OF ATTORNEY FOR PROPERTY

Stc 984649E
213

(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. 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. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

POWER OF ATTORNEY made this 1st ^{December} ~~day of November~~ ^(a.p.) 2020.

I, OMID FOROUZAN, hereby appoint Elham Ahmadi 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, but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY).

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- (a) Real estate and ancillary transactions pertaining to 1136 West Wrightwood Avenue, Unit 2, Chicago, IL 60614.
- (b) Negotiate, sign, execute, acknowledge and deliver any and all closing documents and loan documents in connection with the purchase of that certain real property commonly known as 1136 West Wrightwood Avenue, Unit 2, Chicago, IL 60614
- (c) ~~Stock and bond transactions.~~
- (d) Tangible personal property transactions solely relating to the closing of 1136 West Wrightwood Avenue, Unit 2, Chicago, IL 60614.
- (e) ~~Safe deposit box transactions.~~
- (f) ~~Insurance and annuity transactions.~~
- (g) ~~Retirement plan transactions.~~
- (h) ~~Social Security, employment and military service benefits.~~
- (i) ~~Claims and litigation.~~
- (j) ~~Commodity and option transactions.~~
- (k) ~~Business operations.~~
- (l) ~~Estate transactions.~~
- (m) All other property powers and transactions relating to the closing of 1136 West Wrightwood Avenue, Unit 2, Chicago, IL 60614.

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

2. 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

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deem appropriate, such as a prohibition or conditions on the sale of a particular stock or real estate or special rules on borrowing by the agent):

None.

3. 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, powers to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trusts specifically referred to below):

None _____
(YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT).

4. ~~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 my agent (including any successor) named by me who is acting under this power of attorney at the time of reference.~~

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

5. To execute all documents necessary for the purchase and financing of property commonly known as: 1136 West Wrightwood Avenue, Unit 2, Chicago, IL 60614, including, but not limited to, the execution of promissory notes, mortgages, deeds of trust, settlement statements, affidavits, rescission notices, loan estimate, closing disclosure, W-9s or other documents related to tax

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matters, and any and all other documents which might be required by the lender, title company and/or their affiliates in connection therewith.

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

(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING):

7. (X) This power of attorney shall become effective on December 7, 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)

8. (X) This power of attorney shall terminate on January 7, 2021 (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

9. If my said agent shall die, become incompetent, resign, or refuse to accept the office of agent, I name the following as successor(s) to agent:

None.

FOR PURPOSES OF THIS PARAGRAPH 8, A PERSON SHALL BE CONSIDERED TO BE INCOMPETENT IF AND WHILE THE PERSON IS A MINOR OR AN ADJUDICATED INCOMPETENT OR DISABLED PERSON OR THE PERSON IS UNABLE TO GIVE PROMPT AND INTELLIGENT CONSIDERATION TO BUSINESS MATTERS, AS CERTIFIED BY A LICENSED PHYSICIAN.

(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE

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COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

10. ~~If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.~~

11. 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.

Signed *O. Forouzan*
OMID FOROUZAN

Witness *Eleana Seiffen*

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENT TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)

Specimen signatures of
(and successors)

I certify that the signatures agent
of my agent (and successors)
are correct.

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)

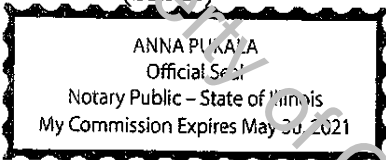
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The undersigned, a notary public, certify that OMID FOROUZAN, AND Eleanor Seitter known to me to be the same persons whose names are subscribed to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes therein set forth (and certified to the correctness of the signature(s) of the agent(s)).

Dated: 13th December 2020

[Signature]

Notary Public



My commission expires May 30, 2021

THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE THE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by: + RETURN TO:

LISA J. SAUL, ESQ.
24 WEST ERIE STREET, SUITE 4A
CHICAGO, IL 60654

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

PARCEL 1:

UNIT 1136-2 IN THE 1134 W WRIGHTWOOD CONDOMINUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 15 FEET OF LOT 33 AND ALL OF LOT 34 IN LILL'S SUBDIVISION OF BLOCK 2 IN WILLIAM LILL AND HEIRS OF DIVERSEY'S SUBDIVISION OF OUTLOTS 11 AND 12 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 2, 2015 AS DOCUMENT NUMBER 1530619106; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN - ALTA Commitment For Title Insurance (8/1/16)

