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ILLINOIS STATUTORY
SHORT FORM
POWER OF ATTORNEY
FOR PROPERTY

Doc# 2109519014 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2021 10:23 AM PG: 1 OF 4

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POWER OF ATTORNEY made this 28 day of January 2021.

1. I, **Bikram Chandra**, of 3701 Grapevine Mills Pkwy., #2112, Grapevine, TX have made, constituted and appointed, and BY THESE PRESENTS do make, constitute and appoint **Dhanvi H. Kapila**, of 10224 242nd Ave., NE, Redmond, WA, as my attorney-in-fact (our "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 any amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

- a. Real Estate Transactions, Borrowing Power for 1451 N Artesian Ave #3 Chicago, IL 60622. Loan to be originated with CrossCountry Mortgage and not to exceed \$230,000.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the state of particular 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 (you may add other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change of beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

NONE

To do all things necessary, required or helpful in any way to execute, accomplish, fulfill or complete the refinance of real estate known as **1451 North Artesian Avenue, Unit 3, Chicago, Illinois 60622; Parcel No.: 16-01-215-050-1003 Vol. 535** and legally described as: **See attached Legal Description.** And to do all things necessary, required



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or helpful in any way to complete the refinance of the real estate located at **1451 North Artesian Avenue, Unit 3, Chicago, Illinois 60622**, including the execution of any appropriate Note, Mortgage, Settlement Statement or any other closing documents.

4. My agent shall have the right by written instrument to delegate any and all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegations 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.

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

6. This power of attorney shall become effective immediately.

7. This power of attorney shall terminate upon the successful closing of the above referenced property.

8. If my agent named above shall not be present at the closing, I name the following as successor(s) to such agent: N/A.

9. 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 surety.

10. 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.

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Bikram

Bikram Chandra

Alex Magulick

Witness

Alex Magulick

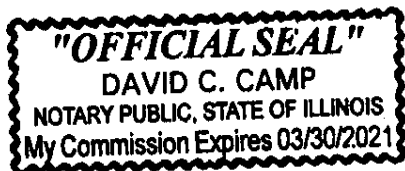
STATE OF ~~Texas~~)
 Illinois) ss.
COUNTY OF ~~Tarrant~~)
 Cook

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

Dated: 1/28/21

[Signature]
Notary Public

My Commission expires. 3/30/21



Property of Cook County Clerk's Office

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Escrow File No.: IL21103460

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

PARCEL1

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1451 N. ARTESIAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0518032169, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS 3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Tax ID: 16-01-215-050-1003

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Lakshmi Real Estate Investments, LLC from Ram Gandikota, Bikram Chandra, Sriram Regunathan, and Dhanvi H. Kapila by that deed dated 4/24/2019 and recorded 5/16/2019 in Doc# 1913641061 of the Cook County, IL public registry.

Being that parcel of land conveyed to Ram Gandikota, Bikram Chandra, Sriram Regunathan, and Dhanvi H. Kapila not as tenants in common, but as joint tenants from Rebecca Smith, a single woman by that deed dated 2/8/2019 and recorded 2/20/2019 as Instrument No. 1905106137 of the Cook County, IL public registry.

PARCEL NUMBER(S): 16-01-215-050-1003