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Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2021 04:20 PM Pg: 1 of 3

File # AT210387

PREPARED BY:

PATRICIA YVONNE MARTIN

1401 E 55TH ST

CHICAGO IL 60615

AFTER RECORDING MAIL TO:

PATRICIA YVONNE MARTIN

1401 E 55TH ST

CHICAGO IL 60615

POWER OF ATTORNEY

PROPERTY ADDRESS: 1401 E 55TH ST UNIT 814N CHICAGO IL 60615

PIN: 20-14-202-076-1124

UNIT 814-N IN UNIVERSITY PARK CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 9, 10, 13, 17 TO 19, AND PART OF LOT 12, IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 1; ALSO PART OF LOT 22, IN BLOCK 57, AND PART OF LOT 22, AND OF LOT 3, IN BLOCK 58, IN HYDE PARK SUBDIVISION; ALL IN THE SOUTH EAST QUARTER OF SECTION 11, AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 23, 1978 AS DOCUMENT 24684928, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

File nr: AT210387

After recording mail to:

**Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070**

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REAL ESTATE POWER OF ATTORNEY

The 1 individual(s) Patricia Yvonne Martin of 1401 East 55th Street #814, Chicago , Illinois, 60615 (the "Principal")

HEREBY APPOINTS

The individual Stephen Martin of 9853 Lee Dr, Eden Prairie, Minnesota, 55347 (the "Agent")

TO CONDUCT THE FOLLOWING

The Agent is authorized to perform any act on behalf of the Principal in order to complete the sale of real estate which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and the delivery of all documents. In addition, the Agent may accept the closing proceeds for deposit into the Principal's bank account which has been previously disclosed to the Agent.

The Agent is authorized to perform any act related to the management or maintenance of real estate which includes, but is not limited to, making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as required on a day-to-day basis.

THE AFOREMENTIONED POWERS STATED IN THIS REAL ESTATE POWER OF ATTORNEY MAY ONLY BE USED FOR THE REAL ESTATE LOCATED AT:

Mailing Address: 1401 East 55th Street #814, Chicago , Illinois, 60615

This power of attorney document shall begin on September 14 2021 and end upon the principal's incapacitation or subsequent death.

In addition, this power of attorney document shall be considered void if another is created for the Principal for their real estate or if a revocation form has been authorized.

The Principal grants the Agent the full power and authority to perform all acts on their behalf, in accordance with the aforementioned powers, as they could do if personally present, hereby ratifying and confirming all that the Agent may do pursuant to this power.

This power of attorney document shall be governed by, and construed in accordance with, the laws located in the State where the property is located.

This power of attorney hereby revokes any existing power of attorney document that may have previously been granted in relation to the above-described real estate.

The Principal and Agent shall execute this power of attorney in the presence of a notary public.

Principal's Signature Patricia Yvonne Martin

Acceptance by Agent

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The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that they: (A) accept the appointment; (B) understand the duties under this Power of Attorney and the law.

Agent's Signature *Stephen Martin*
Stephen Martin

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

County of HARRIS
State of TEXAS

On this 30 day of SEPTEMBER, 2020, before me, KEVIN RIVERA, appeared Patricia Yvonne Martin, as the Principal who proved to me through government-issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

Kevin E. Rivera
Notary Public

Print Name: KEVIN E RIVERA My commission expires 6/17/24

