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Power of Attorney for Property  
John W. Gregory

Doc#: 2112307171 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2021 11:42 AM Pg: 1 of 8

After Recording return to  
Ricardo Galvan  
12752 Berkshire Drive  
Mokena IL 60448

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**FIRST AMERICAN TITLE**  
**FILE # AF1007184**

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## ILLINOIS STATUTORY PROPERTY POWER OF ATTORNEY

### NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY.

PLEASE READ THIS NOTICE CAREFULLY. The form that you will be signing is a legal document. It is governed by the Illinois Power of Attorney Act. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

The purpose of this Power of Attorney is to give your designated "agent" broad powers to handle your financial affairs, which may include the power to pledge, sell, or dispose of any of your real or personal property, even without your consent or any advance notice to you. When using the Statutory Short Form, you may name successor agents, but you may not name co-agents.

This form does not impose a duty upon your agent to handle your financial affairs, so it is important that you select an agent who will agree to do this for you. It is also important to select an agent whom you trust, since you are giving that agent control over your financial assets and property. Any agent who does act for you has a duty to act in good faith for your benefit and to use due care, competence, and diligence. He or she must also act in accordance with the law and with the directions in this form. Your agent must keep a record of all receipts, disbursements, and significant actions taken as your agent.

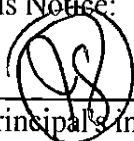
Unless you specifically limit the period of time that this Power of Attorney will be in effect, your agent may exercise the powers given to him or her throughout your lifetime, both before and after you become incapacitated. A court, however, can take away the powers of your agent if it finds that the agent is not acting properly. You may also revoke this Power of Attorney if you wish.

This Power of Attorney does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.

The powers you give your agent are explained more fully in Section 3-4 of the Illinois Power of Attorney Act. This form is a part of that law. The

"NOTE" paragraphs throughout this form are instructions. You are not required to sign this Power of Attorney, but it will not take effect without your signature. You should not sign this Power of Attorney if you do not understand everything in it, and what your agent will be able to do if you do sign it.

Please place your initials on the following line indicating that you have read this Notice:

  
Principal's Initials

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## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, John Gregory, of 2323 W. Pershing Rd, Unit #138 Chicago, Illinois, hereby appoint: Ricardo Galvan, of 12752 Berkshire Drive, Mokena, Illinois, 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, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below (strike through inapplicable powers) (*Note: You cannot name multiple agents with this form*):

(a) Real estate transactions. (b) Financial institution transactions. (c) Stock and bond transactions.; (d) Tangible personal property transactions; (e) Safe deposit box transactions. (f) Insurance and annuity transactions.; (g) Retirement plan transactions; (h) Social Security, employment and military service benefits. (i) Tax matters. (j) Claims and litigation; (k) Commodity and option transactions; (l) Business operations; (m) Borrowing transactions; (n) Estate transactions. (o) All other property transactions.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars<sup>1</sup>: This power of attorney is **limited to those powers necessary to sell the property at 2323 W. Pershing Rd, Unit #138 Chicago, Illinois.** *and PS 99*

3. In addition to the powers granted above, I grant my agent the following powers<sup>2</sup>: None.

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 any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.<sup>3</sup>

5. ~~My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.~~<sup>4</sup>

6.<sup>5</sup> (Initial *JG*) This power of attorney shall become effective on   X   Date of execution.

7. (Initial *JG*) This power of attorney shall terminate on   X   **90 days after completion of the sale of the aforementioned property**

(*NOTE: Insert a future date or event, such as a court determination that you are not under a legal disability or a written determination by your physician that you are not incapacitated, if you want this power to terminate prior to your death.*)

8.<sup>6</sup> If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent: None

<sup>1</sup> (NOTE: Here you should include any specific limitations you desire, such as conditions on the sale of stock or real estate or special rules on borrowing by the agent.)

<sup>2</sup> (NOTE: Here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below.)

<sup>3</sup> (NOTE: 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 paragraph 4, otherwise it should be struck out.)

<sup>4</sup> (NOTE: Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out paragraph 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

<sup>5</sup> (NOTE: 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 one or both of paragraphs 6 and 7.)


<sup>6</sup> (NOTE: If you wish to name successor agents, insert the name and address of each successor agent in paragraph 8.) *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.*

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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 security.<sup>7</sup>~~

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.<sup>8</sup>

11. The Notice to Agent is incorporated by reference and included as part of this form.

Signed   
John Gregory

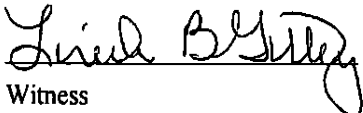
Dated: 12/14/2020

(NOTE: This power of attorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not also sign as a witness.)

### WITNESSES

The undersigned witness certifies that John Gregory, known to me to be the same person whose name is subscribed as PRINCIPAL to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 12-14-20

  
Witness

The undersigned witness certifies that John Gregory, known to me to be the same person whose name is subscribed as PRINCIPAL to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Witness

<sup>7</sup> (NOTE: If you wish to, you may name your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)

<sup>8</sup> (NOTE: This form does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.)



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(e) Notice to Agent. The following form may be known as "Notice to Agent" and shall be supplied to an agent appointed under a power of attorney for property.

## NOTICE TO AGENT

When you accept the authority granted under this power of attorney a special legal relationship, known as agency, is created between you and the principal. Agency imposes upon you duties that continue until you resign or the power of attorney is terminated or revoked.

As agent you must:

- (1) do what you know the principal reasonably expects you to do with the principal's property;
- (2) act in good faith for the best interest of the principal, using due care, competence, and diligence;
- (3) keep a complete and detailed record of all receipts, disbursements, and significant actions conducted for the principal;
- (4) attempt to preserve the principal's estate plan, to the extent actually known by the agent, if preserving the plan is consistent with the principal's best interest; and
- (5) cooperate with a person who has authority to make health care decisions for the principal to carry out the principal's reasonable expectations to the extent actually in the principal's best interest.

As agent you must not do any of the following:

- (1) act so as to create a conflict of interest that is inconsistent with the other principles in this Notice to Agent;
- (2) do any act beyond the authority granted in this power of attorney;
- (3) commingle the principal's funds with your funds;
- (4) borrow funds or other property from the principal, unless otherwise authorized;
- (5) continue acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney, such as the death of the principal, your legal separation from the principal, or the dissolution of your marriage to the principal.

If you have special skills or expertise, you must use those special skills and expertise when acting for the principal. You must disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name "as Agent" in the following manner:

"(Principal's Name) by (Your Name) as Agent"

The meaning of the powers granted to you is contained in Section 3-4 of the Illinois Power of Attorney Act, which is incorporated by reference into the body of the power of attorney for property document.

If you violate your duties as agent or act outside the authority granted to you, you may be liable for any damages, including attorney's fees and costs, caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice from an attorney.



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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: UNIT 138 AND PARKING SPACE PS-99, IN MCKINLEY PARK LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY FOR MCKINLEY PARK LOFTS CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

### PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST PERSHING ROAD (A PUBLIC STREET), SAID SOUTH LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER; WHICH POINT IS 225 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 343.24 FEET MORE OR LESS TO A POINT 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH ALONG A LINE WHICH IS PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD, A DISTANCE OF 211 FEET; THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 238.05 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 760 FEET AND CONVEX SOUTHWESTERLY, SAID ARC OF A CIRCLE HAVING ITS SOUTHEASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID ARC OF 760 FOOT RADIUS A DISTANCE OF 50.33 FEET MORE OR LESS TO ITS HEREINBEFORE DESCRIBED NORTH WESTERN TERMINUS; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 185.51 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 211 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST PERSHING ROAD (SAID SOUTH STREET LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER) WITH A LINE THAT IS DRAWN PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD FROM A POINT THEREON WHICH IS 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; AND RUNNING THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 246.84 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 760 FEET AND CONVEX SOUTHWESTERLY, SAID ARC OF A CIRCLE HAVING ITS SOUTH EASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID ARC OF 760 FEET RADIUS A DISTANCE OF 345.91 FEET TO ITS INTERSECTION WITH SAID LINE 211 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WEST PERSHING ROAD AND THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 238.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

A PRIVATE STREET KNOWN AS SOUTH OAKLEY AVENUE LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE CONCISELY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST PERSHING ROAD (A PUBLIC STREET), SAID SOUTH LINE BEING A LINE 33 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER WHICH POINT IS 2096.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD A DISTANCE OF 457.84 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 760.0 FEET, SAID ARC HAVING ITS SOUTHEASTERN TERMINUS AT A POINT 573 FEET SOUTH OF THE NORTH LINE AND 735 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER AND ITS NORTHWESTERN TERMINUS AT A POINT 200 FEET SOUTH OF SAID NORTH LINE AND 305 FEET EAST OF SAID WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTHEASTERLY

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ALONG LAST DESCRIBED ARC TO ITS INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO SAID SOUTH LINE OF WEST PERSHING ROAD AND 2046.39 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT OF INTERSECTION BEING 487.65 FEET SOUTH OF THE SOUTH LINE OF WEST PERSHING ROAD; THENCE NORTH ALONG SAID LINE PERPENDICULAR TO SAID WEST PERSHING ROAD A DISTANCE OF 487.65 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF PERSHING ROAD; THENCE WEST 50 FEET ALONG THE SOUTH LINE OF WEST PERSHING ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST PERSHING ROAD, (A PUBLIC STREET) SAID SOUTH LINE BEING A LINE 33 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, AT A POINT WHICH IS 225.0 FEET EAST FROM THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6; AND RUNNING THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, (WHICH IF EXTENDED WILL PASS THROUGH A POINT WHICH IS 200 FEET SOUTH FROM THE NORTH LINE AND 305 FEET FROM THE WEST LINE OF SAID NORTHWEST QUARTER) A DISTANCE OF 119.69 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH A LINE WHICH IS 140.75 FEET, MEASURED PERPENDICULAR, SOUTH FROM AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 76.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF SOUTH WESTERN AVENUE BOULEVARD; THENCE NORTH ALONG SAID EAST LINE OF SOUTH WESTERN AVENUE BOULEVARD, (SAID EAST LINE BEING 200 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6) A DISTANCE OF 107.75 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF WEST PERSHING ROAD AS HEREINBEFORE DEFINED; AND THENCE EAST ALONG SAID SOUTH LINE OF WEST PERSHING ROAD, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 2, 2006 AS DOCUMENT NUMBER 0621418044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-06-100-123-1028 (Vol No. 415) and 20-06-100-123-1262 (Vol No. 415)

Property Address: 2323 W Pershing Rd, Unit 138 & PS-99, Chicago, Illinois 60609

Cook County Clerk's Office