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JESSICA KOEHLER POWER OF ATTORNEY FOR PROPERTY

Doc# 2114517044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2021 11:51 AM PG: 1 OF 4

I, Jessica Koehler, understand that by this Durable Power of Attorney, I give to the person I designate (my "agent") broad powers to handle my property, which may include powers to purchase real or personal property without advance notice to me or approval by me. This form does not impose a duty on my agent to exercise granted powers; but when a power is exercised, my agent will have to use due care to act for my 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 my agent if it finds she is not acting properly. I may name successor agents under this form, but not co-agents. Unless I expressly limit the duration of this power in the manner provided below, until I revoke this power or a court acting on my behalf terminates it, my agent may exercise the powers given here throughout my lifetime, even after I become disabled.

POWER OF ATTORNEY made this 12 day of March, 2021

1. I, Jessica Koehler, of 190 Van Vorst St., Apt 206, Jersey City, New Jersey 07302, hereby appoint Mary Barrett Kirby, of 4669 N. Manor Ave., Chicago, Illinois 60625, 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 additions to the specified powers inserted in paragraph 2 below:

Chicago Title ALISA 5751034 3/4

- (a) Real estate transactions;
- (b) Financial institution transactions;
- (m) Borrowing transactions.
- (o) All other property transactions.

ALL POWERS LIMITED TO ACTIONS NECESSARY TO PURCHASE 1400 E. 56th St., Unit 3, Chicago, Illinois 60637.

2. In addition to the powers granted above, I grant my agent the following powers:

To execute all documents necessary to acquire the real estate commonly known as 1400 E. 56th St., Unit 3, Chicago, Illinois 60637. (See attached legal description.) Including, but not limited to, execution of any and all mortgages, trust deeds, promissory notes and the like as necessary to fulfill the requirements of the lender to obtain the proceeds of a mortgage loan for the purchase of said property.

3. I understand that my agent will have authority to employ other persons as necessary to enable him to properly exercise the powers granted in this form.

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.

5. My agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this Power of Attorney.

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6. I understand that this Power of Attorney may be amended or revoked by me at any time and in any manner. The authority granted in this Power of Attorney will become effective at the time I sign it and will continue until April 17, 2021.

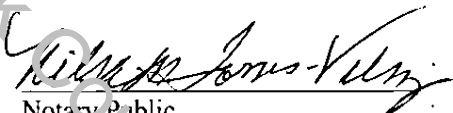
7. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

signed 
JESSICA KOEHLER (principal)

State of New Jersey)
County of Hudson) ss

The undersigned, a Notary Public in and for the above county and state, certifies that Jessica Koehler is known 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 the free and voluntary act of the principal, for the uses and purposes therein set forth, and certified to the correctness of the signature of the agent.

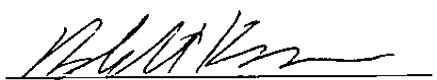
Dated: 3/12/2021


Notary Public

NILSA M. TORRES-VELEZ
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2158808
My Commission Expires 04/18/2022

This undersigned witness certifies that Jessica Koehler, 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 her to be of sound mind and memory.

Dated: 03/12/2021


Witness

This document was prepared by:

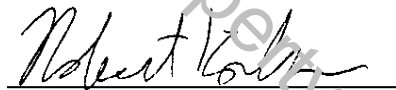
Mary Barrett Kirby
Attorney at Law
4669 North Manor Avenue
Chicago, Illinois 60625
773/583-8016

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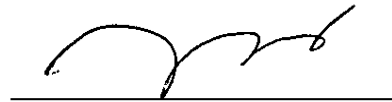
LETTER OF EXPLANATION

To whom it may concern:

We currently reside in the State of New Jersey and will not be in the State of Illinois on the closing date of the purchase of 1400 E. 56th Street, Unit 3, Chicago, Illinois 60637. We will be moving to Chicago several weeks later. We are therefore giving our attorney, Mary Barrett Kirby, Power of Attorney to close this purchase transaction on our behalf.



Robert Koehler



Jessica Koehler

Dated: 03/12/21

Dated: 03/12/2021

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 21GSA575103LP

For APN/Parcel ID(s): 20-14-203-044-1003

UNIT NO. 1400-3 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOTS 2, 3 AND 4 IN ALBERT BOYDELL'S SUBDIVISION OF LOTS 13, 14 AND 15 IN BLOCK 58 IN HYDE PARK, A SUBDIVISION IN SECTIONS 11, 12 AND 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1970 AS DOCUMENT 21273844

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 1661 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, AS DOCUMENT 21273844 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office