

# UNOFFICIAL COPY

Doc#: 2115242082 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2021 02:12 PM Pg: 1 of 5

File No.: OC21006292

(Grantor) Katarzyna Lesnicki  
and POWER OF ATTORNEY

(Grantee) John Benisek, Kevin Engler, Jonathan Darin, and Jennifer A Edwards

This page is added to provide adequate space for recording information and microfilming.  
Do not remove this page as it is now part of the document.

**PREPARE BY AND RETURN THIS DOCUMENT TO:**

Russell F. Kazda  
17112 S Oak Park Ave.  
Tinley Park, IL 60477

Fidelity National Title Company, LLC  
9501 W 144th Place, Suite 100  
Orland Park, IL 60462

**FIDELITY NATIONAL TITLE** OC21006292

# UNOFFICIAL COPY

## LIMITED POWER OF ATTORNEY FOR REAL ESTATE TRANSACTION

KNOW ALL BY THESE PRESENT, THAT I, **John Benisek**, (Principal(s)) currently living in the State of **Illinois**, desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint **Russell Kazda**, of the State of Illinois as my attorney-in-fact as follows, GRANTING unto said full power to Execute any and all documents necessary to close on the sale, purchase, finance or refinance of the property described below, commonly known as **17262 71<sup>st</sup> Ct, Unit 12, Tinley Park, IL 60477 (PIN: 28-30-303-029-1012)\*** with full power and authority for me and in my name to execute any and all documents necessary to effect the sale, or purchase, conveyance, financing, refinancing and settlement on said property to any person or persons of his choosing, including but not limited to, sales contracts and addendum thereto, negotiable instruments, mortgages, deeds or other instruments of conveyance, disclosure statements, closing or settlement statements, etc. FURTHER GRANTING full power and authority to collect and receive any funds or proceeds of said sale in any manner which, in their sole discretion, sees fit.

This Power of Attorney shall become effective upon signing and shall terminate within one (1) year after the date of signing; or at such time that the specifically named transaction, as stated above, has been completed; or upon revocation by the Principal, whichever occurs first.


**\*SEE ATTACHED LEGAL DESCRIPTION**

FIDELITY NATIONAL TITLE 0021006292

# UNOFFICIAL COPY

All acts done by means of this power shall be done in my name, and all instruments and documents executed by my Attorney hereunder shall contain my name, followed by that of my attorney and the description "Attorney-in-Fact" or "POA," excepting however any situation where local practice differs from the procedure set forth herein, in that event local practice may be followed.

This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by any third parties until such time as any revocation is made by the principal.

  
\_\_\_\_\_  
**John Benisek**

3/12/21  
\_\_\_\_\_  
**Date**

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT A

Order No.: OC21006292

For APN/Parcel ID(s): 28-30-303-029-1012

For Tax Map ID(s): 28-30-303-029-1012

---

### PARCEL 1:

UNIT 12 CONDOMINIUM BUILDING NUMBER 11 CONTAINING CONDOMINIUM UNITS NUMBERS 1-12 EACH WITH A 8 1/3 PERCENT OWNERSHIP IN THE COMMON ELEMENTS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 24 IN TOWN AND COUNTRY SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED DECEMBER 22, 1969 AS DOCUMENT 21041966 ) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 24 (SAID CORNER BEING ON THE EAST RIGHT-OF-WAY OF HARLEM AVENUE, AS HERETO FORE DEDICATED IN THE AFORESAID TOWN AND COUNTRY SUBDIVISION ) AND RUNNING THENCE NORTH 0 DEGREES EAST ON THE WEST LINE OF SAID LOT 24, A DISTANCE OF 139.56 FEET; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 21.17 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 18 DEGREES, 47 MINUTES, 37 SECONDS, A DISTANCE OF 58.02 FEET; THENCE SOUTH 71 DEGREES, 12 MINUTES, 23 SECONDS EAST, A DISTANCE OF 30.50 FEET; THENCE NORTH 18 DEGREES, 47 MINUTES, 37 SECONDS EAST, A DISTANCE OF 7.13 FEET; THENCE SOUTH 71 DEGREES, 12 MINUTES, 23 SECONDS EAST, A DISTANCE OF 15.06 FEET; THENCE SOUTH 18 DEGREES, 47 MINUTES, 37 SECONDS WEST, A DISTANCE OF 7.13 FEET; THENCE SOUTH 71 DEGREES, 12 MINUTES, 23 SECONDS EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 18 DEGREES, 47 MINUTES, 37 SECONDS WEST, A DISTANCE 58.02 FEET; THENCE NORTH 71 DEGREES, 12 MINUTES, 23 SECONDS WEST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 18 DEGREES, 47 MINUTES, 37 SECONDS WEST, A DISTANCE OF 7.13 FEET; THENCE NORTH 71 DEGREES, 12 MINUTES, 23 SECONDS WEST, A DISTANCE OF 15.06 FEET, THENCE NORTH 18 DEGREES, 47 MINUTES, 37 SECONDS EAST, A DISTANCE OF 30.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TOWN AND COUNTRY VILLAS CONDOMINIUM BUILDING NUMBER 11 MADE BY BEVERLY BANK, AS TRUSTEE UNDER TRUST NUMBER 8-3713 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24094557.

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE PLAT OF SURVEY RECORDED AS DOCUMENT 24094557.