

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2021 01:48 PM Pg: 1 of 4

76-202265 2/3  
ILLINOIS STATUTORY  
SHORT FORM  
POWER OF ATTORNEY  
FOR PROPERTY

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

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POWER OF ATTORNEY made this 14<sup>th</sup> day of May 2021

1. I, Hoang Q. Nguyen, of 1321 Dalia Street, of the City of Baton Rouge, in the Parish of East Baton Rouge, in the State of Louisiana, have made, constituted and appointed, and BY THESE PRESENTS do make, constitute and appoint Jacob M. Eckburg, my attorney of 2000 W. Calera Blvd., Suite 210, of the City of Aurora, County of Kane, State of 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 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.
- b. Financial Institution Transactions.
- m. Borrowing Transactions.

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

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To do all things necessary, required or helpful in any way to execute, accomplish fulfill or complete the purchase of real estate known as 5241 W 108th Place, Oak Lawn, Illinois 60453 and legally described as: **LOT 205 IN EAGLE RIDGE SUBDIVISION PHASE FOUR, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTON 16, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**; and to do all things necessary, required or helpful in any way to transfer all of the right, title and interest in the purchase of real estate located at 5241 W 108th Place, Oak Lawn, Illinois 60453 under the residential real estate contract dated April 8, 2021, including the execution of any appropriate deeds, affidavits, declarations or other 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.

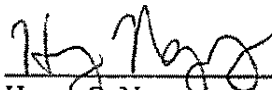
7. This power of attorney shall terminate upon 31 days from the date of the closing being funded.

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

Joshua P. Eckburg, Attorney at Law, 2000 W. Galena Blvd, #210, Aurora, Illinois 60506  
Michael R. Herbert, Attorney at Law, 2000 W. Galena Blvd, #210, Aurora, Illinois 60506

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.

  
 \_\_\_\_\_  
 Hoang Q. Nguyen

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The undersigned witness certifies that Hoang Q. Nguyen, 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: 5/14/2021 Signed: [Signature]  
Witness

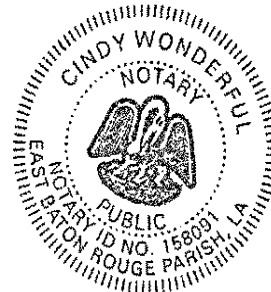
STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF KANE     )

The undersigned, a notary public in and for the above county and state, certifies Hoang Q. Nguyen, 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 the free and voluntary act of the principal, for the uses and purposes therein set forth.

Dated 5/14/2021

[Signature]  
Notary Public CINDY WONDERFUL  
#158091

My Commission expires: DEATH



THIS DOCUMENT WAS PREPARED BY TWAILED:  
Jacob M. Eckburg  
Attorney at Law  
Herbert & Eckburg, LLC  
2000 W. Galena Blvd., Suite 210  
Aurora, Illinois 60506  
(630) 844-1257

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## LEGAL DESCRIPTION

LOT 205 IN EAGLE RIDGE SUBDIVISION PHASE FOUR, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:

5241 W 108th Pl

Oak Lawn, IL 60453

PIN#: 24-16-301-037-0000

Property of Cook County Clerk's Office