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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 03:26 PM PG: 1 OF 4

File No.: 21GSC314023LP

2/3 ✓

(Grantor) 5526 N. Magnolia LLC

and Power of Attorney

(Grantee) Benjamin A. Shaw and Karen Shaw

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:

Karen Shaw
5526 N. Magnolia Ave., Apt. #13
Chicago, IL 60640

Chicago Title and Trust Company
10 South LaSalle Street, Suite 2850
Chicago, IL 60603

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DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that **KAREN SHAW**, effective as of the date set forth below, does hereby appoint **BENJAMIN SHAW** as her Attorney-in-Fact, to sign any and all documents necessary in connection with the purchase and financing of the property commonly known as **5526 North Magnolia, Unit 13, Chicago, IL 60640** and to further act in her name, place and stead in any way which she herself could do if she were personally present with respect to the purchase and financing of said property.

KAREN SHAW, does hereby agree and covenants to allow, ratify, and confirm whatsoever my Attorney-in-Fact shall do or cause to be done in the premises, by virtue of these presents, including in such confirmation whatsoever shall be done between the time of my decease or of the revocation or expiration of these presents, and the time of such decease, expiration revocation becoming known to my Attorney-in-Fact. The expiration date of this Durable Power of Attorney is July 15, 2021.

Witness, my hand and seal this 24th day of June, 2021.



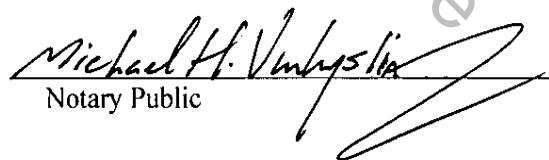
Karen Shaw

WITNESS:

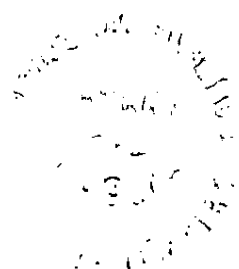
Marco Curto Marco Curto
Printed Name:

NOTARY:

Subscribed and sworn to before me this 24th day of June, 2021.


Notary Public

MICHAEL H. VAN GUYSLING
Notary Public, State of New York
Qualified in Albany County
Reg. No. 01VA6086560
My Commission Expires 1/27/ 2023



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AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY (Pursuant to 755 ILCS 45/2-8)

Order No.: 21GSC314023LP

I, Benjamin Skand (insert name of agent), certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for Karen Skand (insert name of principal).

I certify that to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.*

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/25/21

(Agent's Signature)

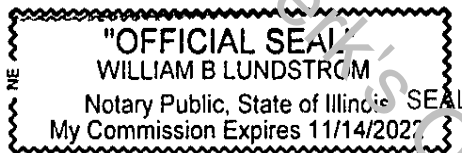
BS

(Print Agent's Name and Address)

Benjamin Skand
56 Adams Pl. Delmar, NY 11534

Subscribed and sworn to before me this 25th of JUNE 2021.

A
Notary Public



*(NOTE: Perjury is defined in Section 32-2 of the Criminal Code of 2012, and is a Class 3 felony.)

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LEGAL DESCRIPTION

Order No.: 21GSC314023LP

For APN/Parcel ID(s): 14-08-105-024-0000 and 14-08-105-025-0000

PARCEL 1:

UNIT 13 IN 5526 N. MAGNOLIA CONDOMINIUMS , AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 12.5 FEET OF LOT 11, LOTS 12, 13, 14, AND THE NORTH 12.5 FEET OF LOT 15 IN BLOCK 2 IN COCHRAN'S THIRD ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 26, 2021 AS DOCUMENT NUMBER 2111622007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, S-2, DECK AND STEPS L.C.E FOR UNIT 13 AND YARD L.C.E FOR UNIT 13, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2111622007.

COOK COUNTY CLERK'S OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

From Cook County Clerk's Office