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24  
Power of Attorney

Doc#: 2122812162 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/16/2021 11:38 AM Pg: 1 of 11

North American Title  
15824-21-40156

Mail to:

Michael Gilmartin  
512 W. Burlington Ave., Suite 3  
La Grange, IL 60525

PTN: 27-03-310-028-0000

Property Address:

14137 Charleston Drive  
Orland Park, IL 60462

Legal Description:

Lot 68 in the First Addition to Heritage Number 3, a Subdivision of part of the Southwest 1/4 of Section 3, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

North American Title Company  
1776A S. Naperville Rd #200  
Wheaton, IL 60189

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## 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

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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 sign on the following line indicating that you have read this Notice:

  
\_\_\_\_\_  
JAYSON R. KOEHN

Dated: 7/22, 2021

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## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

POWER OF ATTORNEY made this 22 day of July 2021.

I, Jayson R. Koehn of 14137 Charleston Drive, Orland Park, Illinois 60462

(insert name and address of principal)

hereby appoint Michael J. Gilmartin 512 W. Burlington Ave., Suite 3, LaGrange, Illinois 60525

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:

(NOTE: YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- (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 powers and transactions.

(NOTE: LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

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1. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars:

(NOTE: HERE YOU MAY INCLUDE ANY SPECIFIC LIMITATIONS YOU DEEM APPROPRIATE, SUCH AS PROHIBITIONS OR CONDITIONS ON THE SALE OF PARTICULAR STOCK OR REAL ESTATE OR SPECIAL RULES ON BORROWING BY THE AGENT.)

JK Limited to any and all matters related to the sale of real property located at 14137  
Charleston Drive, Orland Park, Illinois 60462

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

- (a) To make gifts as follows, subject to subparagraph 3(g) hereof:
- (i) to one or more charitable organizations in such amounts and to such organizations as the agent determines to be consistent with my customary practices in making charitable donations each year;
  - (ii) outright or in trust or to a custodian under a Uniform Transfers to Minors Act to or for the benefit of any one or more of my descendants which qualify for gift tax exclusion under one or more of Code Sections 2503(b), 2503(c) and 2503(e) or which may, in the case of a contribution to a qualified State tuition program on behalf of any descendant of mine, qualify for the gift tax exclusion under Code Section 2503(b) in conjunction with an the election under Code Section 529(2)(c)(B); "Code Section" means a section or sub-section of the Internal Revenue Code of 1986, or the corresponding provision of any superseding statute; and
  - (iii) to pay all or part of the annual premium on any life insurance policy on the life of me that is owned by the trustee(s) of any irrevocable trust established by me for the benefit of one or more of my descendants or to provide the funds, either as a gift by me or as a loan to the trustee(s) of such irrevocable trust(s), to enable such trustee(s) to make such premium payments.

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(b) To sign and file tax returns of all kinds on my behalf and to consent to treat gifts made by my spouse as made half by me.

(c) To appoint and employ any attorney, accountant, investment advisor, agent, servant or other person at such salary or for such compensation as my agent deems reasonable and proper; and to dismiss any such person.

(d) To disclaim property and interests in property on my behalf, including any or all of my interests as designated beneficiary of any retirement, IRA or Roth IRA account or as surviving joint tenant with respect to my residence or any account owned in joint tenancy or in tenancy by the entirety with my spouse.

(e) As to any online financial, social networking, email, or other accounts in my name or created for my benefit, to access, maintain, and close such accounts; to initiate, continue, or terminate any transactions conducted through such account; to modify any account's username, password, or similar information; and to access, copy, transfer, or delete all or any of the contents of such account. I also authorize and empower my agent, as to all kinds of electronic data created and/or stored by me, whether on a computer, on removable media, or remotely on a server or other location, to access, copy, transfer, delete, or otherwise manage such data.

**(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 BELOW, OTHERWISE IT SHOULD BE STRUCK OUT.)**

3. 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.

**(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.)**

4. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

**(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**

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**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 EITHER (OR BOTH) OF PARAGRAPHS 6 AND 7.)**

5. (JK) This power of attorney shall be effective immediately as to Michael J. Gilmartin serving as my agent, and shall be effective as to any successor agent serving if and when I am an adjudicated incompetent or disabled person or when I am unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

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*(NOTE: INSERT A FUTURE DATE OR EVENT DURING YOUR LIFETIME, SUCH AS COURT DETERMINATION OF YOUR DISABILITY, WHEN YOU WANT THIS POWER TO FIRST TAKE EFFECT.)*

6. (JK) This power of attorney shall terminate on Aug 30, 2021.

*(NOTE: INSERT A FUTURE DATE OR EVENT, SUCH AS COURT DETERMINATION OF YOUR DISABILITY, WHEN YOU WANT THIS POWER TO TERMINATE PRIOR TO YOUR DEATH.)*

*(NOTE: IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME AND ADDRESS OF EACH SUCCESSOR AGENT IN PARAGRAPH 8.)*

7. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following persons (each to act alone and successively, in the order named) as successor(s) to such agent:

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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.

*(NOTE: IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT 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.)*

8. 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.

9. 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.

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(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.)

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

Dated: July 22, 2021

Signed



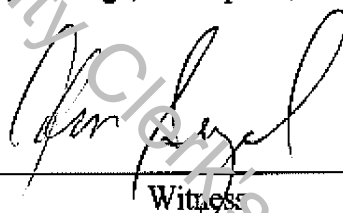
Jayson R. Koehn

(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 PUBLIC MAY NOT ALSO SIGN AS A WITNESS.)

The undersigned witness certifies that JAYSON R. KOEHN, 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. 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: July 22, 2021

Signed



Witness

(NOTE: ILLINOIS REQUIRES ONLY ONE WITNESS, BUT OTHER JURISDICTIONS MAY REQUIRE MORE THAN ONE WITNESS. IF YOU WISH TO HAVE A SECOND WITNESS, HAVE HIM OR HER CERTIFY AND SIGN HERE):

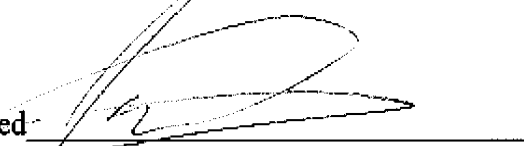
(*Second witness*) The undersigned witness certifies that JAYSON R. KOEHN, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory. 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.



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Dated: July 22, 2021

Signed

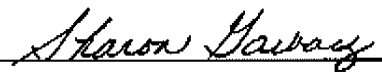


Witness

State of ILLINOIS )  
  ) SS.  
County of WILL    )

The undersigned, a notary public in and for the above county and state, certifies that JAYSON R KOEHN, 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 witness(es) ALAN SIEGEL and DIEGO EUCEDA 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 first named agent.

Dated: 7-22-2021



Notary Public

My commission expires 12-14-2024



(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)

Specimen signature of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

\_\_\_\_\_  
(Agent)

\_\_\_\_\_  
(Principal)

\_\_\_\_\_  
(Successor Agent)

\_\_\_\_\_  
(Principal)

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(Successor Agent)

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(Principal)

(THE NAME, ADDRESS AND PHONE NUMBER OF THE PERSON PREPARING THIS FORM OR WHO ASSISTED THE PRINCIPAL IN COMPLETING THIS FORM SHOULD BE INSERTED BELOW.)

---

Michael Gilmartin

(name)

---

512 W. Burlington, Suite 3

(street address)

---

(708) 469-7940

(phone)

---

La Grange, Illinois, 60525

(city, state, zip)

*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 your 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.

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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.

(Source: P.A. 96-1195, eff. 7-1-2011.)