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Doc#: 2125012228 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2021 10:40 AM Pg: 1 of 7

ILLINOIS STATUTORY
SHORT FORM
POWER OF ATTORNEY FOR PROPERTY

Prepared by: The Gunderson Law Firm, LLC
2155 W. Roscoe St. Ste. 1S
Chicago, Illinois 60618

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CTF: 216SA03115524 294

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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 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 place your initials on the following line indicating that you have read this Notice:

Principals' Initials:

ST

SHWETA TEWARI

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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, SHWETA TEWARI, of the City of Woodridge, State of New Jersey, hereby revoke all prior powers of attorney for property executed by me and appoint: GARIMA TEWARI of 33 W Deleware Place, Unit 22D, Chicago, IL 60610, 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:

- (a) Real Estate Transactions.
- (b) Financial Institution Transactions.
- (m) Borrowing Transactions.
- (o) All other property transactions.

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

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

The authority to execute any affairs required to effectuate the purchase of 1400 N State Parkway, Unit 15d, Chicago, IL 60610-1548, with PIN(s): 17-04-211-035-1061 (and as further described via the Legal Description included and incorporated herewith as Exhibit A), including the provisions of Paragraph 7 below.

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

6. (X) This power of attorney shall become effective on execution and shall expire upon either the completion of the full process for Purchasing 1400 N State Parkway, Unit 15d, Chicago, IL 60610-1548 or at 5:00pm, September 30, 2021, whichever event or date occurs first.

7. (X) This power of attorney shall be exclusively good for the Purchase of the property located at 1400 N State Parkway, Unit 15d, Chicago, IL 60610-1548 and all rights included therewith, and including the execution of any and all loan, title and financial documents associated with the Purchase, or any other conceivably related borrowing transaction actions thereof for the Purchase of 1400 N State Parkway, Unit 15d, Chicago, IL 60610-1548. 1400 N State Parkway, Unit 15d, Chicago, IL 60610-1548 is further described via Exhibit A included and incorporated herewith the terms of this Illinois Statutory Short Form Power of Attorney for Property.

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

.....For purposes of 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.

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 security.

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.

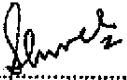
11. The Notice to Agent is incorporated by reference and included as part of this form.

(Acknowledgements on the following page 4 of this Power of Attorney)

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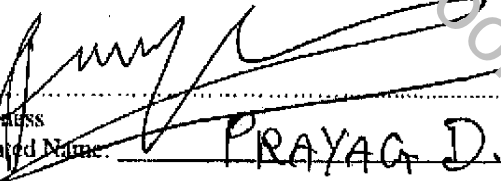
Signed and Acknowledged:

Dated: August 2, 2021

Signed 
SHWETA TEWARI

The undersigned witness certifies that SHWETA TEWARI known to me to be the same entity 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: 08/02/2021

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Witness
Printed Name: PRAYAG D. PATHAK

State of NEW JERSEY)
County of BERGEN) SS.

The undersigned, a notary public in and for the above county and state, certifies that SHWETA TEWARI and Prayag D. Pathak, their witness, both known to me to be the same entities whose names are subscribed as principal and witness 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(s) of the agent(s).

Dated: Aug 02, 2021


Notary Public

My commission expires 07/13/2026

Prepared by: The Gunderson Law Firm, LLC
2155 W. Roscoe St. Ste. 1S
Chicago, Illinois 60618
312-600-5000

Jay Kim
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES July 13, 2026

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"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 you 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. 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."

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EXHIBIT A: LEGAL DESCRIPTION

PIN: 17-04-211-035-1061

Common Address: 1400 N State Parkway, Unit 15d, Chicago, IL 60610-1548

Legal:

UNIT NUMBER 15-D, IN 1400 STATE PARKWAY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

LOTS 1 AND 4 IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, ALSO LOT 19 OF LOT 'A' OF BLOCK 2 IN SUBDIVISION OF LOT 'A' OF BLOCK 1 AND LOT 'A' OF BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO, SUBDIVISION OF LOT 13 IN SAID BRONSON'S ADDITION TO CHICAGO. IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25179002, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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AGENTS CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, GARIMA TEWARI

(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 SHWETA TEWARI

(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*.

Dated: 8/26/2024

Garima Tewari
GARIMA TEWARI

Print Agents name and address below their signature line

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

Cook County Clerk's Office