Doc#. 2125112237 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/08/2021 09:29 AM Pg: 1 of 10

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Prepared by: Paul J. Oleksak

Mail to:

Paul J. Oleksak

9705 65th Street

Kenosha, WI 53142

ILLINOIS STATUTORY
SHORT FORM
POWER OF ATTORNEY FOR PROPERTY

AFFIDAVIT FOR CERTIFICATION OF **DOCUMENT COPY** (55 ILCS 5/3-5013) STATE OF ILLINOIS **COUNTY** I, Paul J. Oleksal, being duly sworn, state that I have access to the copies of the attached documents as executed by the party(les) My relationship to the document is zurney. I state under oath that the original of this document is lost, or not in possession of the party needing to record the same. To the best of my knowledge the original document was not intentionally destroyed or in any manner disposed of for the purpose of introducing a copy thereof in place of the original. Affiant has personal knowledge that the foregoing statements are true. Signature Date Subscribed and sworn to before me this 20 day o OFFICIAL SEAL **Notary Public** 

2125112237 Page: 3 of 10

# **UNOFFICIAL COPY**

#### OTICE 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 roal 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 the 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-+ 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:

Mayor ....

Principal's initials

2125112237 Page: 4 of 10

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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 inroughout 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:

JH

Principal's initials

# ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

 HC1, LLC, (insert name and address of principal) hereby revoke all prior powers of attorney for property executed by me and appoint: .Paul J. Oleksak, 9705 65th Street in Kenosha, WI 53142 (insert name and address of agent)

(NOTE: You may not name co-agents using this form.)

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.)

4.50%
(a) Real estate transaction e.
— (b) Financial institution transactions
—(c)-Stock and bond transaction.
—(d) Tangible percenal property trans ∡ctic ns.
—(e) Safe deposit box transactions.
—(f) Insurance and annuity-transactions.
—(g) Retirement plan transactions.
—(h) Social Security, employment and military or rvice benefits.
— <del>(I) Lax matters.</del>
— (j) Claims and litigation.
— (k) Commodity and option transactions.
—(I) Business operations.
(m) Borrowing transactions.
— (n) Estate transactions.
—(a) All-other property transactions.
(NOTE: Limitations on and additions to the agent's powers may be included in this power of attorney if the
are specifically described below.)
<b>/</b>
2. The powers granted above shall not include the following powers or shall be no lifted or limited in the
following particulars:
(NOTE: Here you may include any specific limitations you deem appropriate, such as a prolation or
conditions on the sale of particular stock or real estate or special rules on borrowing by the arent.)
or personal of real estate of special fules of borrowing by the arant)
NONE
***************************************
111101111111111111111111111111111111111
3. In addition to the powers granted above, I grant my agent the following powers:
(NOTE: 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 true
specifically referred to below.)
NONE

(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, otherwise it should be struck out.)

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.

(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.)

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

(NOTE: This power of attorns) 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 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 one or both of paragraphs 6 and 7.)

6. ( ) This power of attorney shall become effective on

(NOTE: Insert a future date or event during your liftime, such as a court determination of your disability or a written determination by your physician that you are incapacitated, when you want this power to first take effect.)

7. () This power of attorney shall terminate on

F39857157898480515464641111474815561159557118888555555544445114666

(NOTE: Insert a future date or event, such as a court determination that you are not under a legal disability or a written determination by your physician that you are not incapabilitied, if you want this power to terminate prior to your death.)

(NOTE: If you wish to name one or more successor agents, insert the name of address of each successor agent in paragraph 8.)

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:

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.

(NOTE: If you wish to, you may name your agent as guardian of your estate if 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.)

— 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.

2125112237 Page: 7 of 10

# **UNOFFICIAL COPY**

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.

(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.)

practice law in Illinois.) 11. The Notice to Agent is incorporated by reference and included as part of this form. Dated: 4/2/2019 (principal) (NOTE: This power or accorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not also sign as a witness.) The undersigned witness certifies that Sough & Hetland known to me to be the same person whose name is subscriped 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 certified 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 toragoing power of attorney. Dated: 4/2/2019 State of Wisconsin ) County of Kenung The undersigned, a notary public in and for the above county and state, certifies that 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: 4/2/14 My commission expires 5/13/2021 Notary Public

> GABRIELLE MARIE CHIAPPETTA Notary Public State of Wisconsin

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.

(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.)

practice law in Illinois.)
11. The Notice to Agent is incorporated by reference and included as part of this form.
Dated:
Signe (principal)
(NOTE: This power or actor ney will not be effective unless it is signed by at least one witness and your
signature is notarized, using the form below. The notary may not also sign as a witness.)
The undersigned witness cerufies that known to me to be the same person whose name is subtacloud 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 cer ifir's 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 see rendant 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: 4/3/19
Dated
Witness
State of Illino(5.)
State of Illino(5) County of Lake Ss.
The undersigned, a notary public in and for the above county and state, certifies that 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 witnessinininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininininin
principal, for the uses and purposes therein set forth (, and certified to the correctness of the signature(s) of the agent(s)).
Dated: April 3, 2019 Shank Brack
( A 3000 ( ) )
My commission expires 1926/2019  Notary Public

Shawn Bradley Official Seel Notsry Public State of Illinois My Commission Expires October 26, 2018

2125112237 Page: 9 of 10

#### **UNOFFICIAL COPY**

#### **"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) attached to preserve the principal's estate plan, to the extent actually known by the agent, if preserving the man 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 agen who never you act for the principal by writing or printing the name of the principal and signing your own name as Allent" 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 uncerstand, you should seek legal tai. advice from an attorney."

2125112237 Page: 10 of 10

# **UNOFFICIAL COPY**

#### **LEGAL DESCRIPTION**

Order No.: 21GST378142LV

For APN/Parcel ID(s): 29-10-220-028-0000

LOT 27 IN BLOCK 7 IN CALUMET SIBLEY CENTER ADDITION, BEING A SUBDIVISION IN THE THE PINCIP.

COOK COUNTY CLOTH'S OFFICE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.