POWER OF ATTORNEY OFFICIAL COPY

KNOWN \mathbf{ALL} MEN BY THESE PRESENTS that IGOR LEKHTMAN AND DIANA LEKHTMAN, (Grantors) have made, constituted and appointed, and by these presents do make, constitute and appoint Yelena R. Shvartsman or her designee of the City of Northbrook, County of Cook and State of Illinois true and lawful ATTORNEY for grantor and in grantors names, place and stead to execute any and all documents necessary or desirable in connection with the sale of the property located 551 RIDGE RD, KENILWORTH, IL 60043, and as legally described on the reversed side of this document, or in

Doc#. 2129207476 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/19/2021 01:18 PM Pg: 1 of 2

connection with real estate sales contract thereof, and to take all necessary actions with respect thereof, giving and granting unto Y iei a R. Shvartsman full power and authority to do and perform all and every act and thing whatsoever, requisite at d necessary to be done in connection with the above duties, as fully to all intent and purposes, as Grantors might or could do if personally present at the doing thereof, including the distribution of closing proceeds, with full power of substitution and revocation, hereby ratifying and confirming all that substitute shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall be effective as of the date hereof and shall terminate upon the closing of the sale of the real estate transaction for the above property.

	OF Courteman	. hames are his brand and	10/04	2001
IN IESIMONI WHERE	OF, Grantor, gave	e hereto set his hand and seal on	70/01/	, 2021.
I. Lef W	fe	The undersigned witness certification in the witness certification in the same per certification	_	
IGOR LEKHTMAN		subscribed as principal to the for a pear ad before me and the nor	tary public at	nd acknowledged
0		signing and delivering the instr act of the principal, for the uses		
DIANA LEKHTMAN		I believe him or her to be of so		i memory.
•		Sittockerhorel	uk	10/04
	,	Wikness //		Date
STATE OF ILLINOIS	} }\$\$.			
COUNTY OF COOK	}		7.	

The undersigned, a notary public in and for the above county and state, certifies that Ign Lekhtman and Diana Lekhtman, known to me to be the same persons whose names are subscribed as principal to me thregoing power of attorney, appeared before me and the additional witness in person and acknowledged signing and delivering the instrument as their free and voluntary act of the principals, for the uses and pupposed thereig set for in.

Dated 10/08/24

Permanent Index Number(s): Address of the Real Estate: 05-28-108-003-0000

551 RIDGE RD, KENILWORTH, IL 60043

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO Shvartsman Law Office, 400 Skokie Blvd, Suite 220, Northbrook, IL 60062.

LIDIA VYSOTSKYY

OFFICIAL SEAL

Notary Public - State of Illinois

My Commission Expires
February 24, 2025

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UNOFFICIAL COPY

STATE OF ILLINOIS COUNTY OF COC

BILL OF SALE

Sellers, IGOR LEKHTMAN AND DIANA LEKHTMAN in consideration of Ten and 00/100 (\$10.00) dollars, and other valuable consideration, the receipt and sufficiency are hereby acknowledged, do hereby sell, assign, transfer and set over to Buyer, ANNE MALONE, the following personal property, if any, located at 551 RIDGE RD, KENILWORTH, ILLINOIS 60043 (the "Premises"):

As listed in the eal estate contract dated August 13, 2021, which is attached hereto and made a part hereof.

Sellers hereby rer.es: at and warrant to Buyer that Sellers are the absolute owners of said property that said property is free and clear of all liens, charges and encumbrances, and that the Sellers have full right, power and authority to sell said property and to execute this document. All warranties of quality, fitness, and merchantability are hereby excluded.

IN WITNESS WHEREOF, Seller the ve signed this document this B day of Oct., 2021.

DIANA LEKHTMAN

Subscribed and sworn before me

day of O(x

OFFICIAL SEAL Notary Public - State of Illinois My Commission ±ypires February 24, 1025