

Prepared By
Mark to
Amiran Crewwell LLC
2158 W BAKER
CHgo IL 60618

UNOFFICIAL COPY



2129345043

Doc# 2129345043 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2021 02:24 PM PG: 1 OF 4

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, Tongjit Sukontasawadi, individually and on behalf of Golden Lotus LLC, hereby appoint: Sarah Amiran, of Amiran & Crewwell L.L.C., (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.

- (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 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.)

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

POA Sukontasawadi,

CM 216213 LFC 10832

Initials TS

UNOFFICIAL COPY

limited to those involving the below:

PROPERTY ADDRESS: 3801-11 N. Ashland, Chicago, IL 60613

PERMANENT INDEX NUMBER: 14-20-105-027-0000

Legal Description: See Attached Exhibit A

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

The granted powers shall include the power to execute any and all documents necessary to effect the sale or purchase, conveyance, financing, refinancing and settlement of property to any person or persons of her choosing, including but not limited to, sales contracts, assignments, and addendum thereto, negotiable instruments, mortgages, deeds or other instruments of conveyance, disclosure statements, closing or settlement statements, etc. FURTHER GRANTING full power and authority to collect and receive any funds or proceeds of said sale in any manner which, in her sole discretion, she sees fit.

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. This power of attorney shall become effective on September 29, 2021

7. This power of attorney shall terminate on November 30, 2021

8. 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.

Dated: 09/29/21

Signed: T. Aunti
(principal)

Printed Name: TONGJIT SUKONTASAWADI

POA Sukontasawadi,

Initials TS

UNOFFICIAL COPY

(principal)

(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 may not also sign as a witness.)

The undersigned witness certifies that Tongjit Sukontasawadi, 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 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: 9-29-21

Ronald
Witness Signature

ROSANNA EDEN
Witness Printed Name

State of Illinois)
) SS.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that Tongjit Sukontasawadi,, 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 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: 9. 29. 2021

Diana M. Amiran



POA Sukontasawadi,

Initials TS

UNOFFICIAL COPY

EXHIBIT A

Legal Description:

LOT 94 (EXCEPT THE EASTERLY 35 FEET THEREOF ALSO EXCEPTING THAT PART TAKEN FOR WIDENING ASHLAND AVENUE), IN OSCAR CHARLES ADDITION TO LANE PARK, SAID ADDITION BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 15 IN BLOCK 4, LOT 15 IN BLOCK 5 AND LOT 14 IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 AFORESAID, IN COOK COUNTY, ILLINOIS.

Loan terms:

Borrower was offered a 10 year term loan calculated on a 25-year amortization schedule, based on the prevailing 5 Year Treasury Note Rate which is based on the on-the-run U.S. Treasury bid yield as it appears on the Bloomberg Terminal Screen TBA Page, rounded up to the nearest hundredth, plus a margin of 2.75% fixed interest rate for the initial 5 years with the floor rate of 4.00%. Thereafter, WSJP + 0.75% variable interest rate, no minimum or maximum rate for the remaining 5 years. Fee for this loan is 0.5%.

Repayment penalty:

5% of interest penalty on unscheduled principal repayment for year 1.
 4% of interest penalty on unscheduled principal repayment for year 2.
 3% of interest penalty on unscheduled principal repayment for year 3.
 2% of interest penalty on unscheduled principal repayment for year 4.
 1% of interest penalty on unscheduled principal repayment for year 5.
 No prepayment penalty thereafter.

*Note: 10% unscheduled principal repayment based on the then outstanding principal is permitted only once per calendar year upon at least thirty (30) days, prior written notice to Lender, without premium or penalty.