Doc#. 2133421079 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/30/2021 08:09 AM Pg: 1 of 6

### **Prepared By:**

### Mail to:

POW. POW. Clerk's Office Fox Rothschild LLP 321 N. Clark St. **Suite 1600** Chicago, IL 60654

Chicago Title 214ND 0940270K

"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 not may 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:

Principal's initial:

(d) The Illinois Statutory Short Form Power of Attorney for Property shall be substantially as follows:

### "ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

- 1. I, Shahab Khan, 32769 Belami Loop, Union City, California 94587, hereby revoke all prior powers of attorney for property executed by me and appoint: Firasat Khan, 6114 N. Claremont Ave, Chicago, IL 60659. (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 cransactions.
  - (f) Insurance and annuit 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.
  - (1) Business operations.
  - (m) Borrowing transactions.
  - (n) Estate 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 ability to sign any and all documents necessary to effectuace the sale of the property located at 7209 S. Hoyne, Chicago, Illinois 60636.

- 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 November 10, 2021.
  - 7. (X) This power of attorney shall terminate on December 31, 2021.

(NOTE: If you wish to name one or more successor agents, insert the name and 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: Marc C. Smith, Fox Rothschild LLP, 321 N. Clark Street, Suite 1600, Chicago, Illinois 60654. 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.
- 9. If a quardian 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.

(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.)

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

Dated: /////2021

Signed

(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 Shahab Khan, 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 er 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, of 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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# **UNOFFICIAL COPY**

### California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	
County of <u>ALAMEDA</u>	S.S.
On November 11, 2021 before me, H.S	SINGH, NOTARY PUBLIC  Marne of Notary Public, Title
personally appeared Shahab Khan  Name of Signer (1)  Varinder Kaur	
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is lare subscribed to the within instrument and acknowledged to me that he/she/(hey executed the same in his/her/(heir authorized capacity(ies), and that by his/her/(heir) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  I certify under PENALTY OF PERLUR / under the laws of the State of California that the foreuging paragraph is	
of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.	Alameda County Commission # 2223740 My Comm. Expires Nov 30, 2021
Signated of Notary Public  OPTIONAL INFORMATION  Although the information in this section is not required by law, it could prevent raw utent removal and realtachment of this acknowledgment to an unauthorized document and may prove useful to page of selying on the attached document.  Description of Attached Document  Authorized Public  Authorized Accument	
The preceding Certificate of Acknowledgment is attached to a document (ittled/for the purpose of Startutory Short form	Method of Signer Ic entification  Proved to me on the basis of satisfactory evidence:  form(s) of identification [i.e.edible witness(es)]
containing 3 pages, and dated Nov- 11th , 2021	Notarial event is detailed in notary jou ัก จา
The signer(s) capacity or authority is are as:  Individual(s)  Attorney-in-fact  Corporate Officer(s)	Page # 145 Entry # 580 - 58 (  Notary contact: FASTAPOSTILLE@GMAIL.COM  Other  Additional Signer Signer(s) Thumbprints(s)
☐ Guardian/Conservator ☐ Partner - Limited/General ☐ Trustee(s) ☐ Other:	
representing:	
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# **UNOFFICIAL COPY**

### LEGAL DESCRIPTION

**Order No.:** 21GND094027OK

For APN/Parcel ID(s): 20-30-114-004-0000 and

LOT 45 IN BLOCK 7 IN HERRON'S SUBDIVISION OF 50 ACRES IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIP. L MERIDIAN, IN COOK COUNTY, ILLINOIS.

MERIDI.

ODERATION OF COOK COUNTY CLERK'S OFFICE