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2021-02S33-EX

Doc#: 2135721166 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 11:02 AM Pg: 1 of 6

Mail To:
Premier Title
1000 Jorie Blvd., Suite 136
Oak Brook, IL 60523

POWER OF ATTORNEY

PREMIER TITLE

LOT 74 IN PEPPER TREE FARMS #3 SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 20883078, COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
151 Cedarwood Ct., Palatine, IL 60067

PERMANENT INDEX NO.:
02-11-116-031-0000

Property of Cook County Clerk's Office

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2021-02533-EX

POWER OF ATTORNEY made this 11 day of December 2021. I, Pedro Vargas and Erika Vargas, of 430 N. Wilke Rd. Unit 106 Palatine, Illinois 60074 hereby appoint: Jose Zamora of Zamora Law Office P.C., at 17W775 Butterfield Rd., Unit 124, Oakbrook Terrace, Illinois 60181, 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 sale of the property identified on page 1 of this document, 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 or below:

(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.)

- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) Estate transactions.
- (d) The ability to execute documents and negotiate terms to effectuate the sale of 151 Cedarwood Ct., Palatine, Illinois 60074.
- (e) other property powers and transactions.

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

None.

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.

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

(X) This power of attorney shall become effective on Dec 11th, 2021.

(X) This power of attorney shall terminate on Dec 11th, 2022.

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: Attorney Valarie Acosta or Attorney Michael Chvatal.

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. 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.

Signed Pedro Vargas
Pedro Vargas

Signed Erika Vargas
Erika Vargas

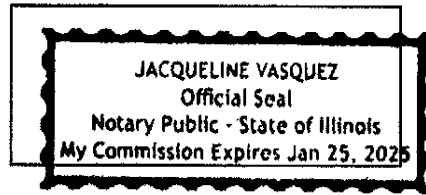
UNOFFICIAL COPY

State of Illinois)
County of DuPage) ss.

The undersigned, a notary public in and for the above county and state, certifies THAT, Pedro Vargas and Erika Vargas, known to me to be the same persons whose names are subscribed as principals to the foregoing power of attorney, appeared before me and the additional 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: 12/11/2021 (SEAL)

Jacqueline Vasquez
Notary Public



The undersigned witness certifies THAT, Pedro Vargas and Erika Vargas, known to me to be the same persons whose names are 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.

Dated: _____ (SEAL)

Witness

Signed

This document was prepared by:
Zamora Law Office P.C.
17W775 Butterfield Rd., Unit 124
Oakbrook Terrace, Illinois 60181
(773) 554-4909

UNOFFICIAL COPY

POWER OF ATTORNEY made this 11 day of December 2021. I, Pedro Vargas and Erika Vargas, of 430 N. Wilke Rd. Unit 106 Palatine, Illinois 60074 hereby appoint: Jose Zamora of Zamora Law Office P.C., at 17W775 Butterfield Rd., Unit 124, Oakbrook Terrace, Illinois 60181, 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 sale of the property identified on page 1 of this document, 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 or below:

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- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) Estate transactions.
- (d) The ability to execute documents and negotiate terms to effectuate the sale of 151 Cedarwood Ct., Palatine, Illinois 60074.
- (e) other property powers and transactions.

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None.

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(X) This power of attorney shall become effective on Dec 11th, 2021.

(X) This power of attorney shall terminate on Dec 11th, 2022.

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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. 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.

Signed 
Pedro Vargas

Signed 
Erika Vargas

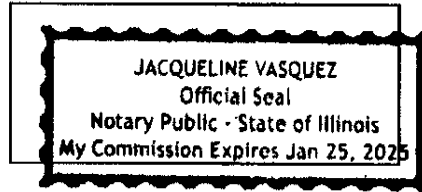
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State of Illinois)
County of DuPage) ss.

The undersigned, a notary public in and for the above county and state, certifies THAT, Pedro Vargas and Erika Vargas, known to me to be the same persons whose names are subscribed as principals to the foregoing power of attorney, appeared before me and the additional 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: 12/11/2021 (SEAL)

Jacqueline Vasquez
Notary Public



The undersigned witness certifies THAT, Pedro Vargas and Erika Vargas, known to me to be the same persons whose names are 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.

Dated: _____ (SEAL)

Witness

Signed

This document was prepared by:
Zamora Law Office P.C.
17W775 Butterfield Rd., Unit 124
Oakbrook Terrace, Illinois 60181
(773) 554-4909

Mail to:
Emmanuel Bannios, Sr.
151 cedarwood ct
Palatine IL 60074

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EXHIBIT "A" Legal Description

File No.: 2021-02533-EX

LOT 74 IN PEPPER TREE FARMS #3 SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 20883078, COOK COUNTY, ILLINOIS.

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