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Chicago IL 60602

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2022 12:49 PM PG: 1 OF 7

Property of Cook County Clerk's Office

Recording Cover Page

This page added for the purposes of affixing Recording Information.

File Number: 762284

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Mortgage

Other POA

Remarks:  
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Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

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P 7  
S 41  
SC  
INT JP

Pin: 3103-203-102-0000

Address: 4463 Provincetown DR  
Country Club Hills IL 60478

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## 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 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 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.

  
Principal's initials

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## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. We, **Joe Williams and Shilla Williams**, as Joint Tenants from the address of 18541 Lee St., Country Club Hills, IL 60478 and by the powers granted to us therefrom hereby appoint **Eric S. Sander of 8714 Fernald Ave., Morton Grove, IL 60053** as the 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.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars: N/A

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

**All powers necessary to successfully close the real estate transaction for 4463 Provincetown Drive, Country Club Hills, IL 60478**

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 upon signing.

7. This power of attorney shall terminate in **30 days or upon the successful closing of the real estate located at 4463 Provincetown Drive, Country Club Hills, IL 60478**

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8. If any agent named by me shall die, become incompetent, resign, be unavailable 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:

Nancy Nowak Sander, Attorney at Law  
Elizabeth Harris

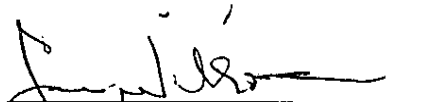
For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.


9. If a 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.

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.

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

Dated: 12-14-21

  
\_\_\_\_\_  
Joe Williams

  
\_\_\_\_\_  
Shilla Williams

The undersigned witness certifies that and **Joe Williams and Shilla Williams** is/are known to me to be the same person(s) whose name(s) is/are subscribed as principal(s) 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(s), for the uses and purposes therein set forth. I believe him and/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

Dated: 12/14/21

  
\_\_\_\_\_  
Witness

Maggie Esteves  
Witness Printed Name

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State of ILLINOIS )  
 ) SS.  
County of COOK )

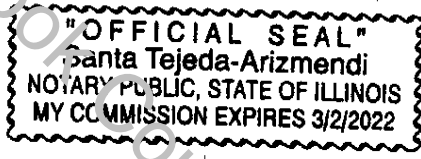
The undersigned, a notary public in and for the above county and state, certifies that **Joe Williams and Shilla Williams** is known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me **and the witness:**

Maggie Esteves (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: 12/14/21

Heider Arizmendi  
Notary Public

My commission expires:  
3/2/22



Prepared By:  
Eric S. Sander  
Attorney at Law, #49655  
8532 School St.  
Morton Grove, IL 60053  
847-965-4852  
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## 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) attempt to preserve the principal's estate plan, to the extent actually known by the agent, if preserving the plan 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 agent whenever you act for the principal by writing or printing the name of the principal and signing your own name "as Agent" in the following manner:

**"(principal's name)" by ("agent's name") as Agent or attorney in fact."**

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 understand, you should seek legal advice from an attorney."

(f) The requirement of the signature of a witness in addition to the principal and the notary, imposed by Public Act 91-790, applies only to instruments executed on or after June 9, 2000 (the effective date of that Public Act).

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File No: 762284

## EXHIBIT "A"

### PARCEL 1:

LOT 3 AREA 46, UNIT 4, IN PROVINCETOWN HOMES UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF PARCEL 46; THENCE SOUTH ALONG THE EAST LINE OF PARCEL 46 FOR 72.62 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL EXTENDED EAST FOR A PLACE OF BEGINNING; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG THE EXTENSION OF AND THE CENTER LINE OF A PARTY WALL FOR 64 FEET TO A POINT IN THE WEST LINE OF PARCEL 46; THENCE SOUTH ALONG THE WEST LINE OF PARCEL 46 FOR 22.19 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL EXTENDED WEST; THENCE EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES 25 MINUTES 37 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE ALONG AN EXTENSION OF AND THE CENTER LINE OF A PARTY WALL FOR 21.00 FEET TO A POINT IN THE CENTER LINE OF A PARTY WALL; THENCE NORTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 14 MINUTES 23 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE 0.17 FEET TO A POINT IN THE CENTER LINE OF A PARTY WALL; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG THE CENTER LINE OF A PARTY WALL AND AN EXTENSION THEREOF FOR 43.00 FEET TO A POINT IN THE EAST LINE OF PARCEL 46; THENCE NORTH ALONG THE EAST LINE OF PARCEL 46 FOR 22.23 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE DEFINED IN DECLARATION RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023538, AS AMENDED BY INSTRUMENT RECORDED FEBRUARY 13, 1970 AS DOCUMENT NUMBER 21080894 AND REFERRED TO IN DECLARATION OF INCLUSION RECORDED NOVEMBER 29, 1978 AS DOCUMENT 24741869, IN COOK COUNTY, ILLINOIS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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