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Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2022 09:38 AM Pg: 1 of 10

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A21-6215
Power of Attorney

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PREPARED BY:

Bernard Speiser, Esq.
3724 N Cicero Ave
Chicago, IL 60641

RETURN TO:

Bernard Speiser, Esq.
3724 N Cicero Ave
Chicago, IL 60641

UNOFFICIAL COPY**ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY****CLIENT****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.

Please place your initials on the following line indicating that you have read this Notice:

A.M.

Principal's Initials

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1. I, Alejandra Montes, of 2518 S. 61st Ct., Cicero, IL 60804, revoke all prior powers of attorney for property executed by me and appoint

Emmanuel Montes, 2518 S. 61st Ct., Cicero, IL 60804 (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:

(NOTE: 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 | (i) Tax matters |
| (b) Financial institution transactions | (j) Claims and litigation |
| (c) Stock and bond transactions | (k) Commodity and option transactions |
| (d) Tangible personal property transactions | (l) Business operations |
| (e) Safe deposit box transactions | (m) Borrowing transactions |
| (f) Insurance and annuity transactions | (n) Estate transactions |
| (g) Retirement plan transactions | (o) All other property powers and transactions |
| (h) Social Security, employment and military service benefits | |

(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 powers conveyed under this Power of Attorney are expressly limited to the powers related to the Purchase of real estate located at:
6904 W. 87th St., Burbank, IL 60459**

3. In addition to the powers granted above, I grant my agent the following powers: the power to execute, sign, seal, acknowledge, receive, and deliver any and all forms and documents including, but not limited to, Closing Disclosures, closing documents, closing statements, Settlement Statements, RESPA statements, disbursement statements, Letters of Direction, Land Trust Agreements, Deeds, Affidavits of Title, Bills of Sale, ALTA statements, escrow or agency statements, Transfer Tax Declarations, Personal Information Affidavits, documents concerning the issuance of title insurance, receive and deliver proceeds and any and all other documents, instruments, letters and agreements, and to do every other act and thing necessary or proper for

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carrying into effect the terms of the agreement to purchase the property at 6904 W. 87th St., Burbank, IL 60459.

(NOTE: Here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below.)

~~My agent may transfer property held in my name to the acting trustee of the CLIENT LIVING TRUST, or any revocable trust of which I am the grantor, as amended from time to time, to be added to the trust estate (as) under.~~

~~My agent may amend the administrative, nondispositive provisions of any such revocable trust to achieve my intentions or otherwise in the interest of the beneficiaries. Any such amendment shall be made by an instrument in writing delivered to the then income beneficiaries of such trust. Any such amendment made by my agent in good faith shall be conclusive on all persons interested in the trust estate, and no agent shall be liable for the consequences of any amendment or not amending. No such amendment shall substantially affect the beneficial enjoyment of the trust property or income.~~

~~My agent may also make gifts of my property from time to time, not to exceed the annual exclusion for federal gift tax purposes per donee per year, to any one or more of my descendants, and may take tax effects into consideration in deciding whether to make such gifts. Notwithstanding anything herein to the contrary, my agent may only make gifts to himself or herself as necessary or advisable for my agent's health, maintenance and support.~~

~~(NOTE: Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, or, your agent will have to make all discretionary decisions. If you want to give your agent the right to delegate discretionary decision-making powers to others, you should check paragraph 4, otherwise it should be struck out.)~~

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.

(NOTE: Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out paragraph 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

~~5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.~~

(NOTE: This power of attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this

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power of attorney will become effective at the time this power is signed and will continue until your death, unless a limitation on the beginning date or duration is made by initialing and completing one or both of paragraphs 6 and 7.)

6. This power of attorney shall become effective on the date it is executed by Alejandra Montes.

7. This power of attorney shall terminate on April 18, 2022.

~~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:~~

~~First Successor: NAME, ADDRESS~~

~~Second Successor: NAME, ADDRESS~~

~~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.~~

~~(NOTE: If you wish to, you may name your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)~~


~~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.

(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.

Date: January 20, 2022



Alejandra Montes

(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.)

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The undersigned witness certifies that Alejandra Montes, 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 Alejandra Montes 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.

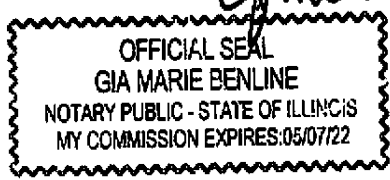
Dated: January 20, 2022

[Signature]

WITNESS

Print Name: ALBERTO GOERRERO

Address: 2517 S. Lombard Ave



NOTE: Illinois requires only one witness, but other jurisdictions may require more than one witness. If you wish to have a second witness, have him or her certify and sign here:)

The undersigned witness certifies that Alejandra Montes, 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 Alejandra Montes, 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: January __, 2022

WITNESS

Print Name: _____

Address: _____

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STATE OF IL)
) SS
COUNTY OF Cook)

The undersigned, a notary public in and for the county and state, certifies that Alejandra Montes, 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 additional witness(es) 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.

Dated: January 20, 2022

NOTARY PUBLIC
My Commission Expires: 05/07/2022



(NOTE: You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this power of attorney, you must complete the certification opposite the signatures of the agents.)

Specimen signatures of agent
(and successors):

I certify that the signatures of my agent (and
successors) are correct.

_____ N/A _____

_____ N/A _____

CLIENT

_____ N/A _____
SUCCESSOR

_____ N/A _____
CLIENT

CLIENT

(NOTE: The name, address, and phone number of the person preparing this form or who assisted the principal in completing this form should be inserted below.)

This document was prepared by: Bernard Speiser, Esq., 3724 N. Cicero Ave., Chicago, IL 60641 Ph: 224-585-9224

Notice to Agent. The following form may be known as "Notice to Agent" and shall be supplied to an agent appointed under a power of attorney for property.

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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:

do what you know the principal reasonably expects you to do with the principal's property;

act in good faith for the best interest of the principal, using due care, competence, and diligence;

keep a complete and detailed record of all receipts, disbursements, and significant actions conducted for the principal;

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

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:

act so as to create a conflict of interest that is inconsistent with the other principles in this Notice to Agent;

do any act beyond the authority granted in this power of attorney;

commingle the principal's funds with your funds;

borrow funds or other property from the principal, unless otherwise authorized;

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 (Your Name) as Agent"

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.

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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 May 9, 2000 (the effective date of that Public Act).

(NOTE: This amendatory Act of the 96th General Assembly deletes provisions that referred to the one required witness as an "additional witness", and it also provides for the signature of an optional "second witness".)

(Source: P.A. 96-1195, eff. 7/1/11.)

STREET ADDRESS: 6904 W. 87th St., Burbank, IL 60459

PERMANENT TAX INDEX NUMBER: 19-31-321-020-0000

(THE SPACE ABOVE IS NOT PART OF OFFICIAL STATUTORY FORM. IT IS ONLY FOR THE AGENT'S USE IN RECORDING THIS FORM WHEN NECESSARY FOR REAL ESTATE TRANSACTIONS.)

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Legal Description

THE EAST 40 FEET OF THE WEST 80 FEET OF LOT 263 (EXCEPT THE NORTH 453 FEET THEREOF) IN FREDERICK H. BARTLETT'S 2ND ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:
6904 W 87th St
Burbank, IL 60459

Pin: 19-31-321-020-0000

Property of Cook County Clerk's Office