

UNOFFICIAL COPY

POWER OF ATTORNEY
FOR PROPERTY
Illinois statutory short form

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Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2022 12:00 PM Pg: 1 of 3

Prepared by:

*Jonathan Vold,
900 E Northwest Hwy,
Mt Prospect, IL 60056
(847)259-5214.*

Mail recorded document to:

*Jonathan A Vold
900 E Northwest Hwy
Mt Prospect, IL 60056*

21ACE 2163921 2/3

(NOTE: This power of attorney has been prepared specifically for one transaction. See Section 3-4 of the Illinois Power of Attorney Act for additional notes and instructions if any alternative powers of attorney provisions are desired).

1. I, Jay Elkareh, Principal, of 1334 E Prairie Ave., Des Plaines, IL 60016, hereby revoke all prior powers of attorney for property executed by me and appoint: Jonathan A. Vold, of 900 E. Northwest Hwy., Mt. Prospect, IL 60056, 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, and (b) Borrowing transactions.

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

Powers granted are limited to real estate and related borrowing transactions for the purchase of property located at 6800 N. Ozark Ave. #1, and legally described as stated in Exhibit A, attached hereto;

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

NONE.

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:

the date of execution.

7. This power of attorney shall terminate on:

the earlier of the conclusion of the purchase of the aforesaid real estate or thirty days after execution.

JE (Principal's initials)

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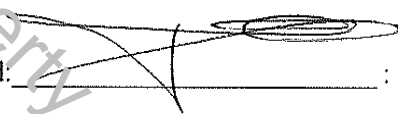
8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

NONE

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.

Dated: 1/10/2022 Signed:  : Jay Elkareh, 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 Jay Elkareh, 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: 1/10/2022 Signed:  , Witness

State of NY)
) SS.
County of Bergen)

The undersigned, a notary public in and for the above county and state, certifies that Jay Elkareh, 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 Daniel Seraphin 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: 1/10/2022 Signed:  , Notary Public
My commission expires 11/25/2023

DANIEL SERAPHIN
NOTARY PUBLIC OF NEW JERSEY
COMM. NO. 2440398
MY COMMISSION EXPIRES 11/25/2023

JE (Principal's initials) Power of Attorney for Property, Page 2 of 2

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 21ACE210392LP

For APN/Parcel ID(s): 09-36-111-057-1001

UNIT NUMBER 1 AND P-3 IN 6800 NORTH OZARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 13 IN JANES ADDITION TO PARK RIDGE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 2003 AS DOCUMENT NUMBER 0336331054, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Proprietary Cook County Clerk's Office