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FLYNN AND FLYNN LAW OFFICE

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Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2022 01:44 PM Pg: 1 of 3

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY 755 Illinois Compiled Statutes, 45/3-3

Power of Attorney made this 25 day of August 2021.

I, Rosalyn P. Vellurattil, of the Village of Elmhurst, State of Illinois,

hereby appoint Edward J. Flynn II, of the Village of Oak Brook, State of Illinois,

as my attorney-in-fact (my "agent") to act for me and in my name (in any way I would 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 | g. Retirement plan transactions | l. Business operations |
| b. Financial institution transactions | h. Social Security, employment, and military service benefits | m. Borrowing transactions |
| c. Trust & Trustee Powers | i. Tax matters | n. Estate transactions |
| d. Tangible personal property transactions | j. Claims and litigation | o. All other property powers and transactions |
| e. Safe deposit box transactions | k. Commodity and option transactions | |
| f. Insurance and annuity transactions | | |

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent): The powers herein granted shall apply only to the property known as 104 Knollwood Court, Oak Brook Illinois 60523 and this power is specifically limited in that regard.

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

The power execute any and all documents, including but not limited to Notes, Mortgages, Deeds, Affidavits, Bills of Sale, RESPA Statements, transfer declarations, releases, and all other financing documents of any kind and nature (including primary and secondary mortgages), title company affidavits, lender-required documents of any kind and nature, TILA and TRID-related documents of any kind and nature, IRS reporting documents and all other documents of any kind and nature necessary for the purchase of the property commonly known as 104 Knollwood Court, Oak Brook Illinois 60523.

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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 upon execution.

7. This power of attorney shall terminate when revoked by me in writing.

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: Joseph Raphael

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 Trustee of any Trust of any kind or nature, I authorize the agent acting under this power of attorney the power and authority to act for me in my capacity as such Trustee and to do so 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.

Signed 
Rosalyn P. Vellurattil (Principal)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that Rosalyn P. Vellurattil, 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 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 this 25th day of August 2021.


Notary Public

Impress Notary Seal Here

LEGAL DESCRIPTION: LOT 113 IN FOREST GLEN SUBDIVISION UNIT 2, BEING A SUBDIVISION FALLING IN PART OF THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1977 AS DOCUMENT 23983538, IN COOK COUNTY AND OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 13, 1977 AS DOCUMENT R77-35731, IN DUPAGE COUNTY, ILLINOIS.

PINS: 06-24-210-009 & 15-19-100-138-0000

