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Doc#: 2214318171 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2022 11:27 AM Pg: 1 of 7

**CITYWIDE TITLE CORPORATION
850 W. JACKSON BLVD., STE 320
CHICAGO, ILLINOIS 60607**

S36207

Property of Cook County Clerk's Office

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MORTGAGE

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REMARKS:

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ILLINOIS REAL ESTATE POWER OF ATTORNEY

I, Nadiya Terletska, of 7430 Arbor Ave.

in the City of Burr Ridge, State of Illinois

(the "Principal") hereby appoint Igor Terletsky, of 7430 Arbor Ave. in the City of Burr Ridge,

State of Illinois (the "Agent") to act on my behalf for the purpose set forth in Article I below:

Article I. Assignment of Authority

Initial and **Check (✓)** the applicable powers

- **Sale of Real Estate:** My agent is authorized to act on my behalf for the purpose of selling the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

- **Purchase of Real Estate:** My agent is authorized to act on my behalf for the purpose of purchasing the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

- **Management of Real Estate:** My agent is authorized to act on my behalf for the purpose of managing the premises located at _____ and with a legal description of _____. My agent is authorized to perform all acts related to maintaining the property such as but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing

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lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

N.T. - **Refinancing:** My agent is authorized to act on my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at 7430 Arbor Ave., Burr Ridge, IL 60527 and with a legal description of _____. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

Article II. Durable Power of Attorney

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article III(b).

Article III. Term

(Initial and Check the Applicable Term):

- a. N.T. - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on the 30th day of April 2022.
- b. _____ - (**Non-Durable Option**) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.
- c. _____ - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.

Article IV. Ratification

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

Article V. Governing Law

This Note shall be governed by, and construed in accordance with, the laws of the State of Illinois.

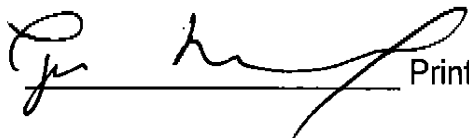
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Article VI. Revocation

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

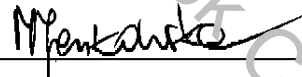
In witness whereof, I have executed this instrument this 4th day of April, 2022

Principal's Signature:  Print Name: Nadiya Terletska

Agent's Signature:  Print Name: Igor Terletsky

Affirmation by Witness 1

I, Malgorzata Jankowska, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 1 Signature 

Print Name: Malgorzata Jankowska

Prepared by & Mail to:

Nadiya Terletska

7430 Arbor Ave Burr Ridge IL 60527

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NOTARY ACKNOWLEDGMENT

STATE OF IL

COOK County, ss.

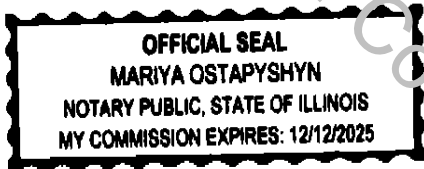
On this 4 day of April, 2022, before me appeared

Nadiya Terletska, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.



Notary Public

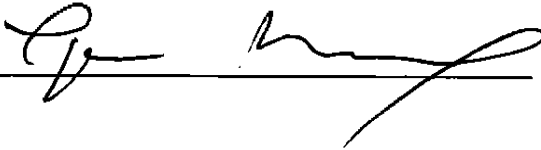
Print Name: Mariya Ostapyszyn My commission expires: 12/12/2025



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Acceptance by Agent

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature:  Print Name: Igor Terletsky

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EXHIBIT "A"

LOT 63 IN ROBERT BARTLETT'S COUNTRY CLUB HIGHLAND'S A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTH 15 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL THAT CJART OF VACATED COMMONWEALTH ROAD, LYING WEST OF AND ADJOINING SAID LOT 63, ACCORDING TO THE PLAT OF VACATION RECORDED OCTOBER 5, 2004 AS DOCUMENT NUMBER 0427919118, ALL IN COOK COUNTY, ILLINOIS.

18-30-202-002-0000

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