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Doc#: 2215706150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2022 08:27 AM Pg: 1 of 7

Mail To:
Premier Title
1000 Jorie Blvd., Suite 136
Oak Brook, IL 60523

POWER OF ATTORNEY

UNIT NUMBER 201 AND P-18 IN WHEELWORKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16,17,18,19,20,21,22,23 AND ALL OF THE EAST AND WEST ALLEY LYING SOUTH OF AND SOUTHERLY OF SAID LOT 18 NORTH AND NORTHERLY OF SAID LOTS 19 THROUGH 23, BOTH INCLUSIVE AND BETWEEN THE EAST LINE AND WEST LINE OF SAID LOT 18 PRODUCED SOUTH ALL IN SUBDIVISION OF THAT PART OF LOT 13 IN COUNTY CLERK'S DIVISION OF BLOCK 43 LYING WEST OF THE EAST LINE OF WARD STREET, EXTENDED AND EAST OF THE WEST 124.0425 FEET OF SAID LOT 13 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85175306 AND RESTATED BY THE DECLARATION RECORDED AS DOCUMENT 91198150 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM.

COMMONLY KNOWN AS:

2510 N. Wayne Ave., Unit 201 & Space P-18, Chicago, IL 60614-2142

PERMANENT INDEX NO.:

14-29-314-048-1018 and 14-29-314-048-1059

PREMIER TITLE

Property of Cook County Clerk

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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.

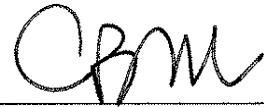
This Power of Attorney does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.

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.

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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:



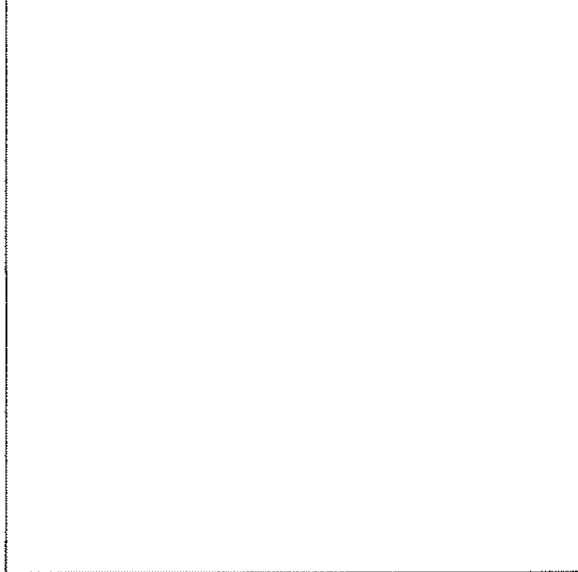
Principal's initials

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IL STATUTORY SHORT FORM
POWER OF ATTORNEY



Property of Cook County Clerk's Office

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, Celeste Mastin, 515 Mulberry Ln., Haverford, PA 19041 (insert name and address of principal)
Hereby revoke all prior powers of attorney for property executed by me and appoint:

Justin Strane, 2502 N. Clark St., Ste. 236, Chicago, IL 60614 (insert name and address of agent)
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.
- (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:

None

3. In addition to the powers granted above, I grant my agent the following powers:
All powers necessary to close on the purchase of 2510 N. Wayne Ave., Units 201 and P-18, Chicago, IL 60614.

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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 on June 1, 2022

7. This power of attorney shall terminate on June 8, 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:

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.

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

Dated: May 30, 2022 Signed: 
CELESTE MASTIN

(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 CELESTE MASTIN 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: May 30 2022 Signed: 
Print Name: PETER F. DAVIES

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STATE OF Pennsylvania, COUNTY OF Montgomery) SS

The undersigned, a notary public in and for the above county and state, certifies that CELESTE MASTIN known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and witness(es) Peter F. Davies (and —) 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)).

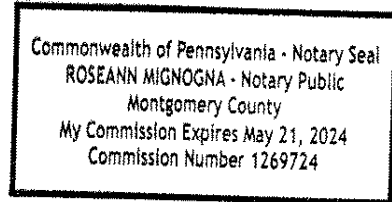
Dated: 5.30.2022

Roseann Mignogna
Notary Public

My commission expires: 05.21.2024

Prepared by:

Name: Justin Strane, Front Door Legal LLC
Address: 2502 N. Clark Street, Suite 236
Chicago, IL 60614
Phone: (312) 262-5522



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EXHIBIT "A" Legal Description

File No.: 2022-01930-PT

LOT 4 AND THAT PART OF LOT 5 LYING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 5, 10 FEET EAST OF THE NORTHWEST CORNER; RUNNING THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 5 IN THE LIN AND THE LIN'S DEMPSTER STREET ADDITION TO EVANSTON, BEING A RESUBDIVISION OF LOTS 9 TO 15 IN WEILAND'S SUBDIVISION AND LOTS 18 TO 24 INCLUSIVE IN THE ADDITION TO WEILAND'S SUBDIVISION TOGETHER WITH ALL OF WEILAND COURT A PRIVATE ROAD, AS SHOWN UPON THE PLATS OF SAID WEILAND'S SUBDIVISION AND THE ADDITION THERETO IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1611 Thelin Court, Evanston, IL 60201

PERMANENT INDEX NO.: 10-13-427-082-0000

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