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Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2022 11:39 AM Pg: 1 of 5

After Recording Return To:

Judah Ginsberg

3534 N Lake Shore Dr, Unit 4D

Chicago, IL 60657

RECORDING COVER SHEET

Power of Attorney

File: PT22-83795 ^{2/3}

Property Address: 3534 N. Lake Shore Dr, Unit 4D, Chicago, IL 60657

PIN: 14-21-112-012-1040

Legal Description:

Unit Number 4-D in 3520 Lake Shore Drive Condominium as delineated on a survey of the following described real estate:

Parts of Block 2 in Baird and Warner's subdivision of Block 12 of Hurdley's subdivision of lots 3 to 21, inclusive, and 33 to 37, inclusive, in Pine Grove, a subdivision of fractional Section 21, township 40 north, range 14 east of the third principal Meridian, together with a vacated alley in said block and a tract of land lying easterly of and adjoining said Block 12 and westerly line of North shore drive, in Cook County, Illinois,

which survey is attached as exhibit 'A' to the declaration of condominium recorded as document 25200625 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PROPER TITLE, LLC

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DROST KIVLAHAN MCMAHON & O'CONNOR LLC
Attorneys at Law
11 South Dunton Avenue
Arlington Heights, IL 60005-1475
(847) 577-2227 Fax: (847) 577-2204

DURABLE POWER OF ATTORNEY FOR PROPERTY

POWER OF ATTORNEY made this 6 day of May, 2022.

NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART. THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

1. I, **Judah Ginsberg**, of **Stephenson, Virginia**, hereby appoint, **Hilary Ginsberg** of **Stephenson, Virginia**, 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 addition to the specified powers inserted in paragraph 2 or 3 below:

(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. | |

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(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 be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent): **to transfer, purchase, assign, lease or otherwise obligate, in my name and on my behalf, my interest in real property located in and commonly known as, 3534 North Lake Shore Drive Unit 4D, Chicago, IL 60657 (the "Property"); PIN# 14-21-112-012-1040**

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): **to sign and execute all loan documents necessary to borrow funds sufficient to purchase the Property.**

(Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, but 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 keep the next sentence, 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.

(Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out the next sentence 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.

(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 power of attorney will be subject to the following limitations:)

6. This power of attorney shall become effective on execution.

7. This power of attorney shall terminate on July 31, 2022.

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

a. _____

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b. _____

For purposes of this paragraph 8, a person shall be considered to be legally disabled if and while the person is a minor or an adjudicated legally disabled or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(If you wish to name your agent as guardian of your estate, in the event a court decides that one should be appointed, you may, but are not required to, do so by retaining the following paragraph. The court will appoint your agent if the court finds that such 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.

11. I authorize all third parties to rely on a photocopy of this document which has been certified by me or my agent to be an exact copy of the original, unrevoked document.

Signed Judah Ginsberg
Judah Ginsberg

We certify that the above instrument was on the date thereof signed and declared by **Judah Ginsberg**, as his durable power of attorney for property in our presence and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing **Judah Ginsberg** to be of sound mind and memory at the time of signing.

(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.)

[Signature] Residing at 302 W. Boscamen St
(witness) Winchester, VA 22601

(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.)


[Signature] Residing at 302 W. Boscamen St.
(witness) Winchester, VA 22601

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STATE OF Virginia)
City) SS,
COUNTY OF Winchester)

The undersigned, a notary public in and for the above county and state, certifies that **Judah Ginsberg**, 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 witnesses, Nick Wenzel and Sondra Becker, 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: May 6th, 2022.



Notary Public

My commission expires 7/31/2025

THIS DOCUMENT WAS PREPARED BY:
Drost Kivlahan McMahon & O'Connor LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005
(847) 577-2227
FAX (847) 577-2204

