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Karen A. Yarbrough  
Cook County Clerk  
Date: 06/22/2022 10:30 AM Pg: 1 of 5

Mail To:

(JORGOLLI LAW LTD )

NANDI JORGOLLI

17W480 22ND STREET

OAKBROOK TERRACE IL 60181

## RECORDING COVER PAGE

Permanent Parcel Number:

17-15-107-078-1391 & 17-15-107-108-1259

Property Address:

310 S MICHIGAN AVENUE

UNIT 1607

CHICAGO IL 60604

Prepared By: SAME AS ABOVE

Name

Address

City, State & Zip Code

\*Please note – This cover page has been attached to the document for recording purpose.  
It is a permanent part of the document and has been included in the page count.

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PT-2-83287 2014

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

**POWER OF ATTORNEY made this 25 day of May 2022.**

1. The undersigned principal, Mitchell Huelsman, of 625 W. Madison St., Chicago, IL 606612, hereby appoint David G. Wicklund of 7230 Roxbury Ct., Long Grove, IL 60060, as my attorney-in-fact and agent (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: I hereby revoke any other Power of Attorney.

- a. Real estate transactions;
- b. Borrowing 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):

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):

I, Mitchell Huelsman, of 625 W. Madison St., Chicago, IL 606612, hereby appoint David G. Wicklund of 7230 Roxbury Ct., Long Grove, IL 60060, as ATTORNEY-IN-FACT, to represent me and act on my behalf for all matters pertaining to the purchase of the real estate situated in the County of Cook in the State of IL, to wit:

***See Exhibit "A" attached hereto and made a part hereto***

Permanent Real Estate Index Number: 17-15-107-078-1391; and  
17-15-107-078-1259

Address(es) of Real Estate: 310 S. Michigan Ave. Unit 1607  
Chicago, IL 60604

together with the financing of the purchase of such property and the mortgaging of the property as part of the financing, doing any and all actions that I might do if personally present including, but not limited to the execution, modification and delivery of contracts, tax returns, tax reports, affidavits, bills of sale, note, mortgages, closing statements, closing disclosures, notices, certificates and all other documents required by Waterman Bank (the lender providing the funds for the closing); and the disbursement and delivery of the closing funds.

Such agents shall have full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in order to complete the aforementioned real estate transaction as fully and to all intents and purposes as I might or could do if personally present, at the performance thereof, with full power of substitution and revocation, hereby satisfying and confirming all that they may do, including full power to execute and deliver all required Internal Revenue forms, HUD-1, RESPA forms, Vendor and Purchaser Affidavits, prorations and Closing Statements, and to direct payment of their attorneys' fees from the proceeds of such sale.

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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 on May 31, 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 as successor(s) agent.

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 incorporate by reference and included as part of this form.

Dated: 5/25/22

  
\_\_\_\_\_  
Mitchell Huelsman

The undersigned witness certifies that Mitchell Huelsman, personally 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 her to be of sound mind and memory. The undersigned 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, 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

  
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attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 5/25/22

[Signature]  
Witness

STATE OF ILLINOIS )  
 )SS.  
COUNTY OF DUPAGE)

OFFICIAL SEAL  
Nandi Jorgolli  
Notary Public, State of Illinois  
My Commission Expires 09/10/22

The undersigned, a notary public in and for the above county and state, certifies that, Mitchell Huelsman, 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 witnesses 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) and terms herein contained.

Dated: 5/25/22 N.J.  
Nandi Jorgolli  
Notary Public

My Commission Expires: 9/10/2022

**(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)**

Specimen signatures of agent (and successors). I certify that the signature of my agent (and successors) are correct.

**This document was prepared by:** Return to  
Jorgolli Law, Ltd.  
Nandi Jorgolli  
17W480 22<sup>nd</sup> Street  
OakBrook Terrace, IL 60181

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## Exhibit "A" – Legal Description

The Land is described as follows:

### Parcel 1:

Unit Numbers 1607 and P5-33 in the Metropolitan Tower Condominium, as delineated on the plat of survey of the Metropolitan Tower Condominium, which plat of survey delineates part of the following described parcel of real estate:

That part of Lots 1 through 5 and the North-South 10 foot private alley in the Superior Court partition of Lot 1 in Block 8 of fractional Section 15 addition to Chicago (Superior Court Decree entered April 8, 1871) together with Lots 4 and 5 in Block 8 in fractional Section 15 addition to Chicago, all in Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which is attached as exhibit "A" to the Declaration of Condominium recorded December 17, 2007 as document number 0735103078, as amended from time to time; together with such units undivided percentage interest in the common elements.

### Parcel 2:

Perpetual, reciprocal easement benefiting Parcel 1 for Caissons to be centered on the dividing line between Lots 4 and 5 in Block 8 created by agreement dated May 1, 1923 between Simon W. Straus and Chicago Title and Trust Company, Trustee under Trust Number 11227, recorded December 26, 1924 as document number 8718964.

### Parcel 3:

Perpetual easement benefiting Parcel 1 created by reciprocal easement and operating agreement recorded November 4, 1977 as document 24180486, to use oil tanks and related piping lines and conduits located in the CNA Buildings, as therein defined, for the purpose of the storage of fuel oil and for entry upon and for ingress and egress for men, material and equipment to the extent reasonably necessary in the performance of oil tank maintenance, as therein defined.

### Parcel 4:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the reciprocal easement agreement recorded December 17, 2007 as document number 0735103077, over the land described therein, as more particularly granted, defined and described therein.

### Parcel 5:

The exclusive right to the use of storage space S-16H, a limited common element, as delineated on the survey attached to the declaration recorded December 17, 2007 as document number 0735103078.

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