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Karen A. Yarbrough

Cook County Clerk

Date: 07/19/2022 06:15 AM Pg: 1 of 4

Prepared by, recording requested by and
return to:

Name: Karrsten Goettel, Esq.
Company: Ariano Hardy Ritt
Address: 2000 McDonald Road, Suite 200
City: South Elgin
State: IL Zip: 60177
Phone: 847-695-2400
Fax: 847-695-2401

SPECIAL POWER OF ATTORNEY

KNOW ALL ME BY THESE PRESENT, THAT I, THOMAS M. DETELICH, individually and as Manager of **GRANDVIEW CAPITAL, LLC**, an Illinois liability company ("**Grandview**"), desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint, each and any one (1) of: (i) attorney, **KARRSTEN GOETTEL**; and/or (ii) attorney, **SCOTT G. RICHMOND**; and/or (iii) attorney, **AARON J. LYTLE**, each being principal attorneys for **ARIANO HARDY RITT, ET AL.**, of Kane County, Illinois, as the lawful and duly appointed Attorney-in-Fact of Grandview, to act as follows:

GRANTING unto each such Attorney-in-Fact of Grandview, full power to:

To do all things necessary to execute loan documentation required by **REPUBLIC BANK OF CHICAGO ("Bank" or "Lender")** to borrow funds (a "**Draw**" or "**Advance**") under a certain secured and collateralized "**Guidance Line**" under which Grandview is indebted to such Bank (presently in a modified maximum aggregate principal sum of **\$8,000,000.00** and as such Guidance Line may be further modified, amended or extended from time to time), for the acquisition of real property purchased by Grandview in the ordinary course of their business, with full power and authority for Grandview and for me and in my name to sign, seal, execute, acknowledge, and deliver and accept any and all documents and Loan Documents necessary to effect such borrowing under the Guidance Line and the purchase and settlement on said real property from, including but not limited to, Mortgage(s), Assignment(s) of Rent(s), Draw Requests, other Loan Documents, negotiable instruments, assignments, certifications, affidavits, statements, deeds, or other instruments, disclosure statements, closing or settlement, etc. FURTHER GRANTING full power and authority to authorize disbursement of loan funds for the purchase and to execute any and all documents in connection therewith.

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The undersigned hereby ratifies and confirms all that each said Attorney-in-Fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and power herein granted.

All acts done by means of this power shall be done in Grandview's name, and all instruments and documents executed by any one (1) or more of its aforementioned appointed Attorney(s)-in-Fact hereunder shall contain Grandview's name, followed by the name of any Manager of Grandview and that of such attorney and the description "Attorney-in-Fact", excepting however any situation where local practice differs from the procedure set for therein, in that event local practice may be followed. This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by **REPUBLIC BANK OF CHICAGO** as well as any third parties until such time as any revocation is both: (i) delivered to **REPUBLIC BANK OF CHICAGO**; and (ii) recorded in the Recorder's office of the county where the land is recorded in the recorder's office of the county where the land is located, provided, however, that any such future revocation of this SPECIAL POWER OF ATTORNEY shall not affect the legal validity, force and effect of any action taken or any document executed and delivered by such Attorney-in-Fact prior to the effective date of such revocation.

DATED this 25th day of March, 2021.

GRANDVIEW CAPITAL, LLC, an Illinois limited liability company

By: 
By: **Thomas M. Detelich, Manager**

ATTESTATION

The hereinafter, named Witness, each declare under penalty of perjury under the laws of the State of Illinois, that the principal is personally known to us, that the principal signed and acknowledged this special power of attorney in our presence, that the principal appears to be of sound mind and under no duress, fraud or undue influence, that we are not the person appointed a attorney-in-fact by their document and the we witnessed this power of attorney in the presence of the principal.

Witnesses:


Signature(s)

Printed Name(s): Melanie Groenwald

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STATE OF Illinois)
)
) SS.
)
COUNTY OF Kane)

: Before me, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared Thomas M. Detelich, individually and as Manager and Member of **Grandview Capital, LLC**, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25th day of March, 2021.

Melanie Goduto
Notary Public



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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC22-18545

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 19 IN KNOB HILL UNIT 1, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 508 Knob Hill Drive, Arlington Heights, IL 60004
Parcel ID(s): 00-17-304-019-0000,

Property of Cook County Clerk's Office