



2220142000

Doc# 2220142000 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/20/2022 10:23 AM PG: 1 OF 3

BT 2210022-11074(T)

After recording, return to: 183

Burnet Title L.L.C.
Attn: Recording Dept.
9450 Bryn Mawr Avenue, Suite 700.
Rosemont, Illinois 60018

(The above space for Recorder's use only)

IRREVOCABLE AND LIMITED POWER OF ATTORNEY

THE UNDERSIGNED has entered into a contractual relationship with **Cartus Financial Corporation**, a corporation created and existing under and by virtue of the laws of the State of Delaware, having a principal place of business at 40 Apple Ridge Road, Danbury, CT 06810, regarding the property commonly described as: 1849 West Armitage Avenue, Unit 1, Chicago, Illinois 60622, and more fully described as shown on the attached Exhibit "A."

NOW, THEREFORE, the undersigned hereby grants, authorizes and appoints **MARDAN SETTLEMENT SERVICES**, a California Limited Liability Company and/or **CARTUS FINANCIAL CORPORATION**, a Delaware Corporation, or **ITS DULY AUTHORIZED REPRESENTATIVE** as my/our attorney in fact, to complete any documents or to cause any documents to be completed, to execute any conveyance documents or cause any documents to be signed on behalf of the undersigned, which may be necessary and proper to complete the sale and conveyance of the referenced property, including but not limited to deeds, bills of sale, HUD-1 closing statements and the like; and generally, to have full authority with respect to the sale of said property, whether said property constitutes homestead or not. This appointment is with full and unqualified authority to delegate any or all of the foregoing powers to any person or persons, or entity or entities, whom my attorney in fact shall select.

This Power of Attorney is an **IRREVOCABLE LIMITED POWER COUPLED WITH AN INTEREST** and shall not be affected by the death, disability, incompetency or incapacity of either or both of the undersigned. This Power of Attorney shall become effective immediately upon execution, and shall continue in effect during any subsequent disability, incompetency or incapacity.

FURTHER, the undersigned hereby specifically authorizes **MARDAN SETTLEMENT SERVICES**, a California Limited Liability Company, and/or **CARTUS FINANCIAL CORPORATION**, a Delaware Corporation, or **ITS DULY AUTHORIZED REPRESENTATIVE** to obtain all necessary or proper information in connection with the sale of the referenced property, including but not limited to such financial information as may relate to the undersigned or the property, such as: mortgage balances and payoffs, escrows held for the benefit of the undersigned, home owner or condominium association assessments, insurance, and taxes.

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FURTHER, the undersigned hereby grants, agrees and directs that all proceeds of the sale of said property, whether occasioned by their own actions or by the actions of **CARTUS FINANCIAL CORPORATION**, shall be paid to the order of **CARTUS FINANCIAL CORPORATION**, or to the order of that person or persons to whom **CARTUS FINANCIAL CORPORATION** shall direct. "Net proceeds" as used herein shall specifically include all escrow accounts to the benefit of the undersigned as such accounts relate to the property in question.

x Rajat Prakash

6/19/2022 x DATE

Anulekha Shetty FKA Anulekha Shetty

6/19/2022 DATE

UNOFFICIAL COPY

Anthony Reid
 WITNESS
Anthony Reid
 WITNESS

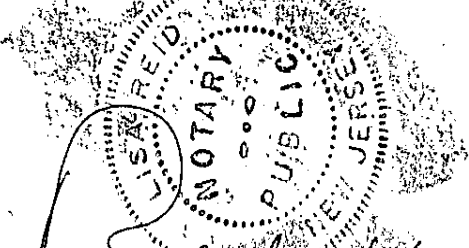
Malissie L. Reid
 WITNESS
MALISSIE L. Reid
 WITNESS

STATE OF N.J.
)
)SS
 COUNTY OF Morris)

STATE OF NJ
)
)SS
 COUNTY OF MOBBIS)

On 6/19/22 before me, ANTHONY REID personally appeared, Rajat Prakash, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

On 6/19/22 before me, MALISSIE REID personally appeared, Anulekha Shetty Prakash FKA Anulekha Shetty, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.



Lisa Reid
 Notary Signature
6/19/22
 Dated

Lisa Reid
 Notary Signature
6/19/22
 Dated

Prepared by Lisa Reid, 7104 West Addison Street, Chicago, Illinois 60634, 773-283-8966
 Notary Public, State of New Jersey
 My Commission Expires 9/18/2024

Lisa Reid
 Notary Public, State of New Jersey
 My Commission Expires 9/18/2024

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Burnet File Number: 2210022-01074

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 1849 W. ARMITAGE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN THE SUBDIVISION OF LOTS 4, 5, 8, 9 AND 10 IN BLOCK 32 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0613231109; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613231109.

Permanent Index Number(s): 14-31-402-053-1001

15-Jul-2022

REAL ESTATE TRANSFER TAX

COUNTY:	291.25
ILLINOIS:	582.50
TOTAL:	873.75

14-31-402-053-1001 | 20220601664246 | 0-510-440-528

Property of Cook County Clerk's Office