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Karen A. Yarbrough

Cook County Clerk

Date: 08/02/2022 04:04 PM Pg: 1 of 6

Power of Attorney

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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 19<sup>th</sup> day of July, 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, **Terri Freeman, Individually and as Trustee of The Terri Freeman Trust Agreement Dated January 20, 2005, of Chicago, Illinois**, hereby appoint, **James S. Nowak, of Arlington Heights, Illinois**, 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) <del>Claims and litigation.</del>             |
| (c) <del>Stock and bond transactions.</del>                               | (k) <del>Commodity and option transactions.</del> |
| (d) <del>Tangible personal property transactions.</del>                   | (l) <del>Business operations.</del>               |
| (e) <del>Safe deposit box transactions.</del>                             | (m) Borrowing transactions.                       |
| (f) <del>Insurance and Annuity transactions.</del>                        | (n) Estate transactions.                          |
| (g) <del>Retirement plan transactions.</del>                              | (o) All other property powers and transactions.   |
| (h) <del>Social Security, employment and military service benefits.</del> |   |

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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, 4 East Elm Street Unit 17N & P-70 & P-71, Chicago, IL 60610 (the "Property"); PIN# 17-03-200-087-1021, 17-03-200-087-1092 and 17-03-200-087-1093**

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 September 20, 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. \_\_\_\_\_

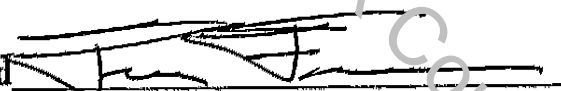
For purposes of this paragraph 8, a person shall be considered to be legally disabled if and while the person is a minor or an adjudicated legally disabled or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

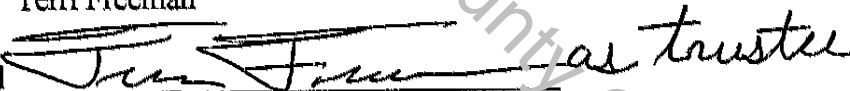
(If you wish to name your agent as guardian of your estate, in the event a court decides that one should be appointed, you may, but are not required to, do so by retaining the following paragraph. The court will appoint your agent if the court finds that such appointment will serve your best interests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

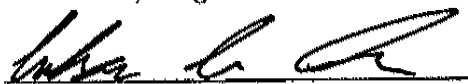
11. I authorize all third parties to rely on a photocopy of this document which has been certified by me or my agent to be an exact copy of the original, unrevoked document.

Signed   
Terri Freeman

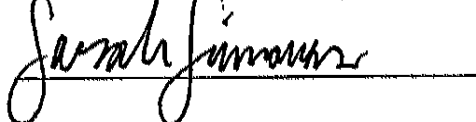
Signed  Trustee  
Terri Freeman, as Trustee of The Terri Freeman Trust Agreement Dated January 20, 2005

We certify that the above instrument was on the date thereof signed and declared by Terri Freeman, Individually and as Trustee of The Terri Freeman Trust Agreement Dated January 20, 2005, as her durable power of attorney for property in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing Terri Freeman, Individually and as Trustee of The Terri Freeman Trust Agreement Dated January 20, 2005 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.)

  
(witness) Residing at 3451 N. Danube Ave.  
Chicago, IL 60634

(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.)

  
Residing at 300 W Fullerton Ave Unit 108

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(witness)

Addison, IL 60101

STATE OF IL )  
 ) SS,  
COUNTY OF Cook )

The undersigned, a notary public in and for the above county and state, certifies that Terri Freeman, Individually and as Trustee of The Terri Freeman Trust Agreement Dated January 20, 2005, 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. Unbest Bernas and Sarah Simson, 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: 7/19, 2022.

Albert M. Lies IV  
Notary Public

My commission expires 10/15/22

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



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ATTORNEYS' TITLE GUARANTY FUND, INC.**LEGAL DESCRIPTION****Permanent Index Number:**

Property ID: 17-03-200-087-1021

Property ID: 17-03-200-087-1092

Property ID: 17-03-200-087-1093

**Property Address:**

4 East Elm Street Unit 17N

Chicago, IL 60611

**Legal Description:**

UNIT 17N AND PARKING SPACES P-70 AND P-71 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4 EAST ELM CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1607429044 AND FIRST AMENDMENT TO DECLARATION RECORDED 4/12/2016 AS DOCUMENT NUMBER 1610329014 AND SECOND AMENDMENT TO DECLARATION RECORDED 4/12/2016 AS DOCUMENT NUMBER 1610334092, AND THIRD AMENDMENT TO DECLARATION RECORDED 5/13/2016 AS DOCUMENT NUMBER 1613445025, AND FOURTH AMENDMENT TO DECLARATION RECORDED 6/3/2016 AS DOCUMENT NUMBER 1615829021, AND FIFTH AMENDMENT TO DECLARATION RECORDED 6/20/2016 AS DOCUMENT 1617215015, AND SIXTH AMENDMENT TO DECLARATION RECORDED 7/8/2016 AS DOCUMENT NUMBER 1619029002, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS AMENDED FROM TIME TO TIME.

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

PERMANENT INDEX NUMBER(S): 17-03-200-087-1021 (UNIT 17N); 17-03-200-087-1092 (P-70); 17-03-200-087-1093 (P-71)

Cook County Clerk's Office