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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/05/2022 02:41 PM PG: 1 OF 4

ILLINOIS STATUTORY SHORT FORM
POWER OF ATTORNEY

Property of Cook County Clerk's Office

22ESAL646030LP Rff 2024

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LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Margaret Woo, have this day constituted and appointed my attorney, NICOLE ROTH, as my true and lawful Attorney-in-fact for me, and in my name, to sign and execute any and all documents necessary or in connection with the completion of the sale of the following property:

LOT 14 IN BLOCK 3 IN ARCHER ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN 17-28-213-014-0000

ADDRESS: 237 W 23RD STREET, CHICAGO, IL 60616

This power specifically includes, but is not limited to, the power to execute on my behalf all other closing documents which are, or may be, required by any closing agent related to the sale of said property including, but not limited to any deeds, Disclosures, affidavits, bills of sale, real estate tax declarations, HUD/RESPA, closing/disbursement statements and other documents necessary to close on the sale of the aforementioned real estate.

This Limited Power of Attorney is effective as of the date of execution, and shall remain in full force and effect until August 5, 2022. On August 6, 2022 it will expire and thereafter be invalid. This Limited Power of Attorney shall not be affected by the subsequent disability, incompetency or incapacity of the Principal.

IN WITNESS WHEREOF, I have signed this Power of Attorney this 22 day of July, 2022.

By: Margaret Woo
Margaret Woo

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

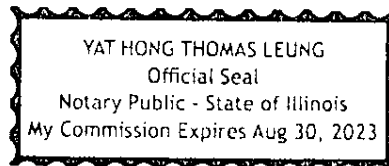
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARGARET WOO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official Notarial Seal, this 22 day of JULY, 2022.

Yat Hong Thomas Leung
NOTARY PUBLIC

My Commission Expires: Aug 30 2023

Prepared By:
Nicole Roth, Esq.
6306 N. Cicero Ave.
Chicago, IL 60646



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Agent's Certification and Acceptance of Authority Form
7/1/11

(Text of Section after amendment by P.A. 96-1195)

Sec. 2-8. Reliance on document purporting to establish an agency.

(a) Any person who acts in good faith reliance on a copy of a document purporting to establish an agency will be fully protected and released to the same extent as though the reliant had dealt directly with the named principal as a fully-competent person. The named agent shall furnish an affidavit or Agent's Certification and Acceptance of Authority to the reliant on demand stating that the instrument relied on is a true copy of the agency and that, to the best of the named agent's knowledge, the named principal is alive and the relevant powers of the named agent have not been altered or terminated; but good faith reliance on a document purporting to establish an agency will protect the reliant without the affidavit or Agent's Certification and Acceptance of Authority.

(b) Upon request, the named agent in a power of attorney shall furnish an Agent's Certification and Acceptance of Authority to the reliant in substantially the following form:

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AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, Nicole Roth (insert name of agent), certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for Margaret Wood (insert name of principal).

I certify that to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.*

Date: 8-1-2022

Nicole Roth
(Agent's Signature)

Nicole Roth
(Print Agent's Name)

6306 N. Cicero Ave., Chicago, IL 60646
(Agent's Address)

*(NOTE: Perjury is defined in Section 32-2 of the Criminal Code of 1961, and is a Class 3 felony.)

(c) Any person dealing with an agent named in a copy of a document purporting to establish an agency may presume, in the absence of actual knowledge to the contrary, that the document purporting to establish the agency was validly executed, that the agency was validly established, that the named principal was competent at the time of execution, and that, at the time of reliance, the named principal is alive, the agency was validly established and has not terminated or been amended, the relevant powers of the named agent were properly and validly granted and have not terminated or been amended, and the acts of the named agent conform to the standards of this Act. No person relying on a copy of a document purporting to establish an agency shall be required to see to the application of any property delivered to or controlled by the named agent or to question the authority of the named agent.

(d) Each person to whom a direction by the named agent in accordance with the terms of the copy of the document purporting to establish an agency is communicated shall comply with that direction, and any person who fails to comply arbitrarily or without reasonable cause shall be subject to civil liability for any damages resulting from noncompliance. A health care provider who complies with Section 4-7 shall not be deemed to have acted arbitrarily or without reasonable cause.

(Source: P.A. 96-1195, eff. 7-1-11.)