



POWER OF ATTORNEY

**ILLINOIS STATUTORY
POWER OF ATTORNEY
FOR PROPERTY**

mail To:

This document was prepared by:
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RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/06/2022 02:46 PM PG: 1 OF 4

**NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS
STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY.**

PLEASE READ THIS NOTICE CAREFULLY. The form that you will be signing is a legal document. It is governed by the Illinois Power of Attorney Act. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you. The purpose of this Power of Attorney is to give your designated "agent" broad powers to handle your financial affairs, which may include the power to pledge, sell, or dispose of any of your real or personal property, even without your consent or any advance notice to you. When using the Statutory Short Form, you may name successor agents, but you may not name co-agents. This form does not impose a duty upon your agent to handle your financial affairs, so it is important that you select an agent who will agree to do this for you. It is also important to select an agent whom you trust, since you are giving that agent control over your financial assets and property. Any agent who does act for you has a duty to act in good faith for your benefit and to use due care, competence, and diligence. He or she must also act in accordance with the law and with the directions in this form. Your agent must keep a record of all receipts, disbursements, and significant actions taken as your agent. Unless you specifically limit the period of time that this Power of Attorney will be in effect, your agent may exercise the powers given to him or her throughout your lifetime, both before and after you become incapacitated. A court, however, can take away the powers of your agent if it finds that the agent is not acting properly. You may also revoke this Power of Attorney if you wish. This Power of Attorney does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.

The powers you give your agent are explained more fully in Section 3-4 of the Illinois Power of Attorney Act. This form is a part of that law. The "NOTE" paragraphs throughout this form are instructions. You are not required to sign this Power of Attorney, but it will not take effect without your signature. You should not sign this Power of Attorney if you do not understand everything in it, and what your agent will be able to do if you do sign it. Please place your initials on the following line indicating that you have read this Notice:

22151554 1/3
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Principal's initials

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05 AUG 2021

POWER OF ATTORNEY made this July _____, 2021.

1. I, **Ping Wang**, presently residing at 83 Miaoxixiang Changlefang Beilin District Xian, China 710048, hereby revoke all prior powers of attorney for property executed by me and appoint my son **Xiaogang Zhao**, presently residing at 624 Krona Drive, Suite 180, Plano, Texas 75074, as my attorney-in-fact (my "agent") to act for and in my name (in any way I could 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 or additions to the specified powers inserted in paragraph 2 or 3 below:

- (a) All matters and transactions, including (without limitation) the sale, involving or in any way related to the real estate located at 701 Huntington Commons Road, Unit 411, Mount Prospect, IL; PIN: 08-14-401-093-1067; and legally described as follows:
 Parcel 1: Unit No. 411 in Lakeside Condominium "C" as Delineated on Survey of the following: Described Parcel of Real Estate: Part of Lot 1 in Kenroy Huntington, being a Subdivision of Part of the East 1/2 of Section 14, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is Attached as Exhibit "D" to Declaration Made by Frediani Developers, Incorporated, Recorded in the Office of the Recorded of Deeds of Cook County, Illinois, as Document Number 23714336, Together with its Undivided Percentage Interest in the Common Elements, in Cook County, Illinois.
 Parcel 2: Easement Appurtenant to and for the Benefit of Parcel 1 as Set Forth in Declaration of Easement Dated February 11, 1971 and Recorded and Filed February 19, 1971 as Document Number 21401332 and LR Document No. 2543467 for Ingress and Egress.

- (b) Financial institution transactions related to the above referenced matters, transactions and/or real estate.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars: NO LIMITATIONS.

3. In addition to the powers granted above, I grant my agent the following powers: NONE.

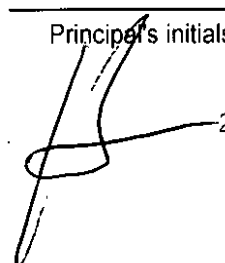
4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting 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 **at the time of its execution.**

7. This power of attorney shall terminate **on December 31, 2022.**

 Principal's initials



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8. If any agent named by me shall die, become legally disabled, resign or refuse to act, I name the following (each to act alone and successively, in the order named as successor(s) to such agent: attorney **Marek Loza** of Loza Law LLC, 2340 S. River Road, Suite 120, Des Plaines, Illinois 60018.

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 power to my agent.

11. The Notice to Agent is incorporated by reference and included as part of this form.



Ping Wang, Principal

REPUBLIC OF TURKEY
STATE OF PROVINCE AND CITY OF ISTANBUL
CONSULATE GENERAL OF THE
COUNTY OF UNITED STATES OF AMERICA

The undersigned, a notary public in and for the above county and state, certifies that PING WANG, is known to me to be the same person whose name is subscribed as principal to the foregoing durable power of attorney, that he appeared before me 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).

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF August 2021.



NOTARY PUBLIC
Jennifer L. Torres
Vice Consul

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 411 IN LAKESIDE CONDOMINIUM 'C' AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOT 1 IN KENROY HUNTINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION MADE BY FREDIANI DEVELOPERS, INCORPORATED, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23714336, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS DATED FEBRUARY 11, 1971 AND RECORDED AND FILED FEBRUARY 19, 1971 AS DOCUMENT NUMBER 21401332 AND LR DOCUMENT NO. 2543467 FOR INGRESS AND EGRESS.

Address commonly known as:
701 W Huntington Commons Unit 411
Mount Prospect, IL 60056

PIN#: 08-14-401-093-1067

Office of Cook County Clerk's Office