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Karen A. Yarbrough

Cook County Clerk

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H85646 213

Prepared by: Manuel Cardenas  
2059 N Western Ave  
Chicago IL 60647

Mail to: Manuel Cardenas  
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Chicago IL 60647

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(b)  
(S)

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## POWER OF ATTORNEY FOR PROPERTY

### ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

THIS POWER OF ATTORNEY, is  
made this 1/12 day of January, 2023  
at Chicago, Illinois

1. Julio Galarza, Of 2128 W. 21<sup>st</sup> Place, Chicago, Illinois 60608 hereby appoints Mayra A. Mayancela, Of 3041 N. Kenneth Ave., Chicago, Illinois 60641, to act for me in my name and stead, in anyway that 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 thereto, subject to the limitations thereon or additions to the powers specified in paragraph 2 or 3 below to execute any and all documents related to the purchase of the property legally described in this Power of Attorney. The authority granted hereby includes, but is not limited to communicating with the Illinois Department of Revenue or similar State agency, the execution by my agent, of contracts, notes and mortgages, leases and assignment of leases, listing agreements, deeds, affidavits of title, bills of sale, governmental revenue declarations, closing statements, RESPA/ALTA/HUD 1 documents, escrow agreements, title indemnity agreements, 1099 IRS reporting documents, and any and all other documents required by law, the title company closing agent or the attorneys representing me in the sale of the property, the effect of which would be to legally bind me as buyer/grantee/assignor (or beneficiary under a land trust) of the real property described herein:

(SEE EXHIBIT A)

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars: Solely limited to the purchase and execution of notes and mortgages and related closing documents for the property at:

3041 N. Kenneth Ave., Chicago, Illinois 60641.

3. In addition to the powers granted above, I grant my agent the following powers:

NO EXCLUSIONS/NO ADDITIONAL POWERS

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. Unless specifically stated otherwise, this Power of Attorney shall become effective on the date of execution hereof.

7. The authority granted by this Power of Attorney terminates on the settlement

date of the sale of the subject property.

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8. If my agent named by me shall predecease me, become incompetent, resign or be unable to or refuse to act as my agent or accept the office of agent, I name the following individuals, each to act alone and successively, in order named, as successors(s) to such agent:---  
--NO SUCCESSORS---. It shall be understood for the purposes of paragraph 7 above, that a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

9. If a guardian of my estate 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 Power of Attorney and understand the full import of this grant of powers to my agent.

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

EXECUTED THIS:

11<sup>th</sup> day of January, 2023

PRINCIPAL:

Julio Galarza  
**Julio Galarza**

The undersigned witness certifies that Julio Galarza is known to me to be the same person whose names is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledge signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound of mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principals are patients or residents; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Date:

1-11-23

Signed

Julio Gonzalez  
(FIRST WITNESS)

Julio Gonzalez

The undersigned witness certifies that Julio Galarza is 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 notary public and acknowledge signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound of mind and memory. The undersigned witness also certifies that the witness is not: (a) the

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attending physician or mental health service provider or relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principals are patients or residents; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Date: 1-11-23

Signed

*Alejandra Martinez*

(SECOND WITNESS)

*Alejandra Martinez*

### NOTARY CERTIFICATION

STATE OF ILLINOIS

) SS.

COOK COUNTY

)

The undersigned, a Notary Public in the aforesaid county and state certifies that Julio Galarza, is personally known to me to be the same person whose name is subscribed as Principal to the foregoing Power of Attorney, appeared before me in person and acknowledge signing and delivering the instrument as his free and voluntary act as Principal for the uses and purposes herein set forth, this 11<sup>th</sup> day of January, 2023



*Rafael Rios*

NOTARY PUBLIC

3-29-24

My commission expires:

EXHIBIT A

DESCRIPTION OF REAL ESTATE

Commonly Known as: 3041 N. Kenneth Ave., Chicago, Illinois 60641

Escrow File No.: H85646

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## EXHIBIT "A"

**LOT 34 IN BLOCK 2 IN E.G. PAULING'S BELMONT AVENUE ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**P.I.N. 13-27-114-007-0000**

**C/K/A 3041 N KENNETH AVENUE, CHICAGO, IL 60641**

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