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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2023 09:04 AM PG: 1 OF 8

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

POWER OF ATTORNEY

I, **JOYCE R. COHEN** born on May 7, 1937, and currently residing at 7947 S. Merrill Avenue, Chicago, Illinois 60617, do hereby appoint on this 16th day of AUGUST 2024, my daughter Kimberly-Toy Huh, of Cook County, State of Illinois, as my attorney-in fact (my "Agent") to act for me and in my name in any fashion that I could act for myself. This grant of power is and shall be defined and governed by the Illinois Power of Attorney Act, 755 ILCS 45/1-1 et. Seq.

I do hereby acknowledge that the purpose of this power of attorney is to give my daughter, Kimberly-Toy Huh, my attorney-in-fact (my "Agent") broad powers to HANDLE MY PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO ME OR APPROVAL BY ME. THIS FORM DOES NOT IMPOSE A DUTY ON MY AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, MY AGENT WILL HAVE TO USE DUE CARE TO ACT FOR MY 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 MY AGENT IF IT FINDS THE AGENT IS

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NOT ACTING PROPERLY. I MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS I EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL I REVOKE THIS POWER OR A COURT ACTING ON MY BEHALF TERMINATES IT, MY AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT MY LIFETIME, EVEN AFTER I BECOME DISABLED.

Kimberly-Toy Huh, my daughter and my attorney-in-fact (my "Agent") is hereby granted the following powers:

(a) **Real estate transactions.** The agent is authorized to: buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in a powers of direction under any land trusts); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easements, create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessment; and in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

(b) **Financial institution transactions.** The agent is authorized to: open, close, continue and control all accounts and deposits in any type of financial institution (which term includes, without limitation, banks, trust companies, savings and building and loan associations, credit unions and brokerage firms); deposit; and in general, exercise all powers with respect to financial institution transactions which the principal could if present and under no disability.

(c) **Stocks and bond transactions.** The agent is authorized to: buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments); collect hold and safekeep all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities; exercise all voting rights with respect to ties in person or by proxy, enter into voting trusts

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and consent to limitations on the right to vote, and in general, exercise all powers with respect to securities which the principal could if present and under no disability.

(d) **Tangible personal property transactions.** The agent is authorized to: buy and sell, lease, exchange, collect, possess and take title to all tangible personal property; move, store, ship, restore, maintain, repair, improve, manage, preserve, ensure and safekeep tangible personal property; and, in general, exercise all powers with respect to tangible personal property which the principal could if present and under no disability.

(e) **Safe deposit box transactions.** The agent is authorized to: open, continue and have access to all safe deposit boxes, sign, renew, release or terminate any safe deposit contract, drill or surrender any safe deposit box; and, in general, exercise all powers with respect to safe deposit matters which the principal could if present and under no disability.

(f) **Insurance and annuity transactions.** The agent is authorized to: procure, acquire, continue, renew, terminate or otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, accident, health, disability, automobile casualty, property or liability insurance); pay premiums or assessments on or surrender and collect all distributions, proceeds or benefits payable under any insurance or annuity contract; and, in general, exercise all powers with respect to insurance and annuity contracts which the principal could if present and under no disability.

(g) **Retirement plan transactions.** The agent is authorized to: contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for the principal under any retirement plan; make rollover contributions from any retirement plans or individual retirement accounts; exercise all investment powers available under any type of self-directed retirement plan; and, in general, exercise all powers with respect to retirement plan and retirement plan account balances which the principal could if present and under no disability.

(h) **Social Security, unemployment and military service benefits.** The agent is authorized to: prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims, to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect receipt or, and take title to and hold-all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service and governmental benefits which the principal could if present and under no disability.

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(i) **Tax matters.** The agent is authorized to: sign, verify and file all principal's federal state and local income, gift, estate, property and other tax returns, including joint returns and declaration of estimated tax; pay all taxes; claim, sue for and receive all tax refunds; examine and copy all the principal's tax returns and records; represent the principal before any federal, state or local revenue agency or taxing body and sign and deliver all tax powers of attorney on behalf of the principal that may be necessary for such purposes; waive rights and sign all documents on behalf of the principal as required to settle, pay and determine all tax liabilities; and, in general, exercise all powers with respect to tax matters which the principal could if present and under no disability.

(j) **Claims and litigation.** The agent is authorized to: institute, prosecute, defend, abandon, compromise, arbitrate, settle and dispose of any claim in favor of or against the principal or any property interest of the principal; collect and receipt for any claim or settlement proceeds and waive or release all rights of the principal; employ attorneys and others and enter into contingency agreements and other contracts as necessary in connection with litigation; and, in general, exercise all powers with respect to claims and litigation which the principal could if present and under no disability.

(k) **Commodity and option transactions.** The agent is authorized to: buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect receipt for all proceeds of any such transactions; establish or continue option accounts for the principal with any securities or futures broker; and, in general, exercise all powers with respect to commodities and options which the principal could if present and under no disability.

(l) **Business operations.** The agent is authorized to continue and conduct business (which term includes, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation) in any firm, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct control supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect business interests and operations which the principal could if present and under no disability.

(m) **Borrowing transactions.** The agent is authorized to: borrow money, mortgage or pledge any real estate or tangible or intangible personal property as security for such purposes; sign, renew, extend, pay and satisfy any notes or other forms of obligation; and in general, exercise all powers with respect to secured and unsecured borrowing which the principal could if present and under no disability.

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(n) **Estate transactions.** The agent is authorized to: accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the principal; assert any interest in any exercise any power over any trust, estate or property subject to fiduciary control; establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could if present and under no disability; provided however, that the agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the principal or require the trustee of any trust for the benefit of the principal to pay income or principal to the agent unless specific authority to that end is given, and specific reference to the trust is made, in the statutory property power form.

(o) **All other property powers and transactions.** The agent is authorized to: exercise all possible powers of the principal with respect to all possible types of property and interest in property, except to the extent the principal limits the generality of this category (o) by striking out one or more categories (a) through (n) or by specifying other limitations in the statutory property power form.

The powers granted herein shall not be modified or limited. My Agent shall have the right by written instrument, signed by my Agent, to delegate any or all of her powers granted herein to any person(s) whom she may select, from time to time, and such delegation may be amended or revoked by my Agent in writing, or by me, in writing. My Agent shall be entitled to reasonable compensation for services rendered as my Agent under this power-of-attorney. Such compensation shall be determined solely by my Agent named appointed herein.

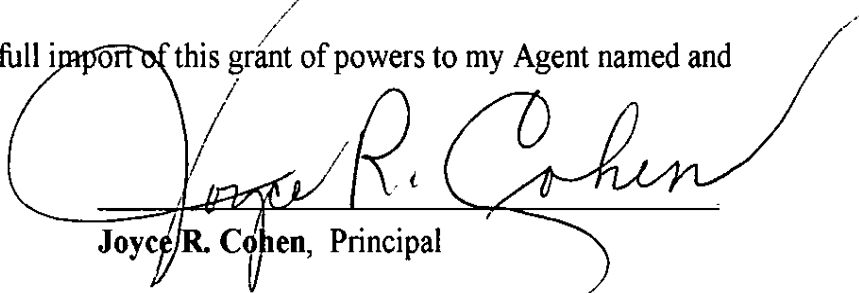
This power-of-attorney shall become effective at the moment and on the date that I sign power-of-attorney document, herein below.

This power of attorney shall terminate at the time of my death, or upon written revocation by me, or upon written resignation of my Agent and appoint herein.

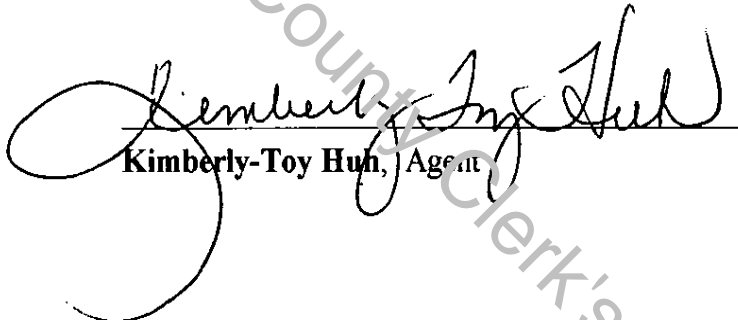
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If a guardian of my estate (my property) is to be appointed, I hereby nominate the Agent that I have named and appointed herein, as such guardian, to serve without bond or surety.

I hereby acknowledge that I am fully aware of all the contents of this form and that I fully understand the full import of this grant of powers to my Agent named and nominated herein.


Joyce R. Cohen, Principal

I, Kimberly-Toy Huh, being the daughter of Joyce R. Cohen her Agent, named and nominated hereinabove, do hereby accept the powers granted to me by her herein.

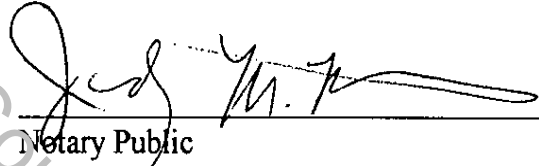

Kimberly-Toy Huh, Agent

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STATE OF ILLINOIS)
)
) SS.
 COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that **Joyce R. Cohen** and **Kimberly Toy Huh** known to me to be persons whose names are subscribed hereinabove as principal and agent respectively to the foregoing power-of-attorney, appeared before me in person and acknowledged signing and making this instrument as their free and voluntary acts, this 16th day of August, 2004.



 Notary Public

Commission Expires: 4/19/07



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Document Preparer: Attorney Judy Martin ESQ 1034 W. 110th Street, Chicago IL 60643

Real Estate (1): 7947 S. Merrill Avenue, Chicago IL 60617 PIN 20-36-203-015-0000

LOT 20, IN BLOCK 1 IN ACKLEY AND HARROUN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH, SOUTH, EAST AND WEST 33 FEET THEREOF HERETOFORE TAKEN FOR STREETS), IN COOK COUNTY, ILLINOIS.

Real Estate (2): 3115 S Michigan Avenue, Chicago, IL 60616 PIN 17-34-102-051-1026

PARCEL ONE: UNIT NO. 405 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AS LESSOR, AND MICHIGAN PLACE, LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NUMBER 00147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY, WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATE OF FEBRUARY 23 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT NO. 0010205852, AS THE SAME MAY HAVE BEEN AMENDED FROM THE TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF P-7 AND LCE-71, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID

Document "Mail To" Address

Kimberly Toy Huh
PO Box 87285
Chicago, IL 60680-0285