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Doc#: 2306813539 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2023 04:25 PM Pg: 1 of 4



JC 1023869

LAKELAND
TITLE SERVICES

1300 Iroquois Avenue,
Suite 100, Naperville IL 60563
630-442-5200 Phone

- DEED
- POA
- OTHER
- UCC
- PLAT
- RECORD
- RE-RECORD

REMARKS:

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LIMITED POWER OF ATTORNEY

Property:

1345 S. Federal Street
Chicago, IL 60605
PIN's: 17-21-213-036-0000 and
17-21-213-063-0000

KNOW ALL PERSONS BY THIS DOCUMENT, that we, the undersigned, **BRIAN DePAULO** and **TABITHA JOY DePAULO**, husband and wife, now of Houston, Texas, individually and as Members/Managers of **BT Ventures, LLC**, a Texas limited liability company, hereby make, constitute and appoint **BRIAN J. MULHERN**, attorney-at-law with office in Hinsdale, Illinois, as our true and lawful attorney-in-fact ("our Agent"), to do any and all of the following on our behalf:

1. In general, to sign and/or deliver such documents and to undertake any and all actions of any kind whatsoever on our behalf and in our names as may be necessary or desirable to carry out the Closing of our purchase of residential real estate commonly known as 1345 S. Federal Street, Chicago, IL 60605, as legally described in Exhibit "A" attached hereto (together, "the Property"), all of which documents shall be in such form or forms and on such terms, as our Agent shall deem appropriate. Closing set for 1:00 pm Wednesday, March 1, 2023 through Lakeland Title (Gold & Oak Title - Oakbrook Terrace; [Fidelity National Title Insurance Company File # JC-1023869], but this Power of Attorney shall be effective for any re-scheduling of such Closing; Seller: Rajesh Patel; Contract: January 2, 2023.

2. In particular: (a) To sign in our names and deliver at Closing a Promissory Note, Mortgage and related loan documents (\$ 1,619,820.00 in favor of Citibank, N.A.); (b) To sign in our names and deliver at Closing all Closing Disclosures, Settlement/Closing/Disbursement Statements and any Closing Agreements; (c) To authorize and direct the disbursement into the Closing of funds deposited with the title company by us by wire transfer; (d) To authorize and direct the refund of any excess funds so deposited to us; and (e) To settle or compromise any and all claims, demands and/or disputes concerning the Closing and, if our Agent shall deem appropriate, to re-schedule the Closing or not close.

AND, solely for these limited purposes, to do any and all things which our Agent, in his reasonable discretion, shall deem proper on our behalf and which we could do if personally present, hereby ratifying and confirming all things which our Agent shall lawfully do or cause to be done as set forth herein.

IN WITNESS WHEREOF, we have subscribed our names hereto on February 24, 2023.


BRIAN DEPAULO

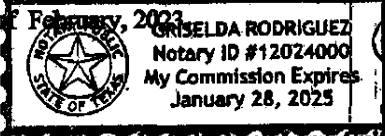

TABITHA JOY DEPAULO

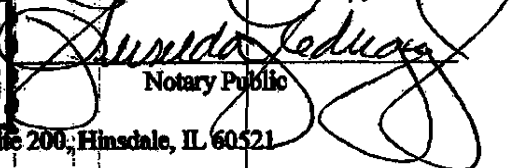
Witness:


Name: Orla O'Callaghan

State of Texas, County of Harris) ss.

I, the undersigned, a Notary Public in and for said County and State, hereby certify that, **BRIAN DePAULO** and **TABITHA JOY DePAULO**, husband and wife, now of Houston, Texas, personally known to me to be the same persons whose names are subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me and the above-signed Witness this day in person and acknowledged signing the said instrument as a free and voluntary act for the uses and purposes therein set forth. Given under my hand and official Notary seal this 24 day of February, 2023.




Notary Public

Prepared By/Mail to: Brian J. Mulhern, 15 Sak Creek Lane, Suite 200, Hinsdale, IL 60521

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EXHIBIT "A"
Legal Description

**1345 S. Federal Street
Chicago, IL 60605
PIN's: 17-21-213-036-0000 and
17-21-213-063-0000**

PARCEL 1:

LOT 35 IN MCLEAN RESUBDIVISION, BEING AS SUBDIVISION OF BLOCK 5 IN DEARBORN PARK UNIT NUMBER 2, A SUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 33.37 FEET (EXCEPT THE SOUTH 9 FEET) OF LOT 13 IN MCLEAN FIFTH RESUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Deputy Clerk of Cook County Clerk's Office

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PARCEL 1: LOT 35, IN MC LEAN RESUBDIVISION, BEING A SUBDIVISION OF BLOCK 5 IN DEARBORN PARK UNIT NUMBER 2, SUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 33.37 FEET (EXCEPT THE SOUTH 9 FEET) OF LOT 13 IN MCLEAN FIFTH RESUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Pin #s: 17-21-213-036-0000
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Property of Cook County Clerk's Office