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Karen A. Yarbrough

Cook County Clerk

Date: 04/17/2023 01:41 PM Pg: 1 of 10

ILLINOIS STATUTORY POWER OF ATTORNEY FOR PROPERTY

PT23-91250 FA 1/3

Prepared by:

Carl N Graf, Jr.
Attorney at Law
6032 N Lincoln Ave.
Morton Grove, IL 60053

Mail to:

Benjamin Wong
2615 N Sheffield Ave
Chicago, IL 60614

PROPER TITLE, LLC

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AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, Steve Morgan (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 Barbara M. Morgan (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.*

Dated: 3/30/23

Steve Morgan
(Agent's Signature)
Steve Morgan

244 Parkview Rd. Glenview, IL 60025
(Print Agent's Name)
(Agent's Address)

* (NOTE: Perjury is defined in Section 32-2 of the Criminal Code of 1961, (720 ILCS 5/32-2) and is a Class 3 felony.)

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AFFIDAVIT TO ESTABLISH RELIANCE UPON POWER OF ATTORNEY PURSUANT TO 755 ILCS 45/2-8

Steve Morgan, being the named agent in that

certain Power of Attorney dated 3/12/13, made by Barbara M. Morgan
(principal), does hereby state as follows:

1. The instrument attached hereto is a true copy of the Power of Attorney;
2. ~~To the best of my knowledge~~ the named principal is alive and the relevant powers given me therein have not been altered or terminated.

Steve Morgan (Named agent)
Steve Morgan

Signed and sworn to before me this 30 day of March, 2023

Notary Public Leon Vaughn



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Statutory Short Form Power of Attorney for Property

(a) The form prescribed in this Section may be known as "statutory property power" and may be used to grant an agent powers with respect to property and financial matters. The "statutory property power" consists of the following: (1) Notice to the Individual Signing the Illinois Statutory Short Form Power of Attorney for Property; (2) Illinois Statutory Short Form Power of Attorney for Property; and (3) Notice to Agent. When a power of attorney in substantially the form prescribed in this Section is used, including all 3 items above, with item (1), the Notice to Individual Signing the Illinois Statutory Short Form Power of Attorney for Property, on a separate sheet (coversheet) in 14-point type and the notarized form of acknowledgment at the end, it shall have the meaning and effect prescribed in this Act.

(b) A power of attorney shall also be deemed to be in substantially the same format as the statutory form if the explanatory language throughout the form (the language following the designation "NOTE:") is distinguished in some way from the legal paragraphs in the form, such as the use of boldface or other difference in typeface and font or point size, even if the "Notice" paragraphs at the beginning are not on a separate sheet of paper or are not in 14-point type, or if the principal's initials do not appear in the acknowledgment at the end of the "Notice" paragraphs.

The validity of a power of attorney as meeting the requirements of a statutory property power shall not be affected by the fact that one or more of the categories of optional powers listed in the form are struck out or the form includes specific limitations on or additions to the agent's powers, as permitted by the form. Nothing in this Article shall invalidate or bar use by the principal of any other or different form of power of attorney for property. Nonstatutory property powers (i) must be executed by the principal, (ii) must designate the agent and the agent's powers, (iii) must be signed by at least one witness to the principal's signature, and (iv) must indicate that the principal has acknowledged his or her signature before a notary public. However, nonstatutory property powers need not conform in any other respect to the statutory property power.

(c) The Notice to the Individual Signing the Illinois Statutory Short Form Power of Attorney for Property shall be substantially as follows:

"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

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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:

B.M.
.....

Principal's initials"

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"ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, **BARBARA M. MORGAN**, of 8917 Mango, Morton Grove, Illinois, 60053 revoke all prior Powers of Attorney for property executed by me and appoint my son, **STEVEN R. MORGAN**, of 244 Parkview, Glenview, Illinois, 60025, as my attorney-in-fact (my "agent") to act for me in my name (in any way 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), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

- (a) Real estate transactions, including the mortgagee listing, sale and/or rental of my residence located at 8917 Mango, Morton Grove, Illinois, 60053.
- (b) Financial institution transactions.
- (c) Stock and bond transactions.
- (d) Tangible personal property transactions.
- (e) Safe deposit box transactions.
- (f) Insurance and annuity transactions.
- (g) Retirement plan transactions.
- (h) Social Security, employment and military service benefits.
- (i) Tax matters.
- (j) Claims and litigation.
- (k) Commodity and option transactions.
- (l) Business operations.
- (m) Borrowing transactions.
- (n) Estate transactions.
- (o) All other property transactions.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars

My agent shall give me ten (10) days written notice prior to effectuating any transaction involving the sale, rental or incumbrance of my residence.

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.

(NOTE: Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out paragraph 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

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5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(NOTE: This power of attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this power of attorney will become effective at the time this power is signed and will continue until your death, unless a limitation on the beginning date or duration is made by initialing and completing one or both of paragraphs 6 and 7.)

6. (✓) This power of attorney shall become effective immediately.

7. (✓) This power of attorney shall terminate on my death.

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

My daughter, Carolyn M. Lundine, 1595 Birmingham, Crystal Lake, IL 60014

For purposes of this paragraph 8, 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 is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(NOTE: If you wish to, you may name your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)

9. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

(NOTE: This form 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.)

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

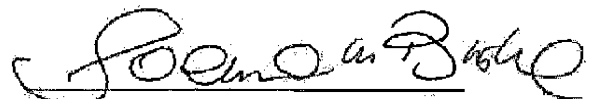
Dated: 3/12/13

Signed Barbara M. Morgan
BARBARA M. MORGAN

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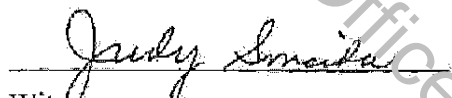
The undersigned witness certifies that **BARBARA M. MORGAN** known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a 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 principal is a patient or resident; (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.

Dated: 3-12-2013


Witness

(Second witness) The undersigned witness certifies that **BARBARA M. MORGAN** 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 acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a 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 principal is a patient or resident; (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.

Dated: 3-12-13


Witness

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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 **BARBARA M. MORGAN**, 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 witness(es) 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)).

Dated: 9/12/13
Carl N. Graf Jr

Notary Public

My commission expires _____



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B.M.

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Exhibit A

The North 17 feet of Lot 24 and all of Lot 25 in Block 2 in North Side Realty Company's Addition to Dempster "L" Terminal Subdivision, a Subdivision of the West 15.032 acres of the East 30 acres of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10-17-421-048-0000

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