

# UNOFFICIAL COPY

Doc#: 2317345024 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/22/2023 09:35 AM Pg: 1 of 3

## LIMITED POWER OF ATTORNEY

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

2335473  
243

THIS LIMITED POWER OF ATTORNEY is made this 13 day of June, 2023.

- 1) I, **Nasanbayar Ochirbat**, of 4900 Foster St, Skokie, Illinois 60077, hereby appoint **Joseph S. Agnello**, my true and lawful attorneys, as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, but subject to any limitations on or additions to the specified powers inserted in paragraphs 2 or 3 below:
  - (a) Real estate transactions.
  - (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 powers and transactions.
- 2) This power shall be limited to the execution of any and all documents related to the purchase of the property commonly known as **4901 Golf Rd, Unit 111, Skokie, Illinois 60077**;
- 3) 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;
- 4) This power of attorney shall become effective upon execution;
- 5) This power of attorney shall terminate 90 days after the closing of the purchase of the real property commonly known as **4901 Golf Rd, Unit 111, Skokie, Illinois 60077**;

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6) 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.

*N. Nasanbayar*

Nasanbayar Ochirbat

State of ILLINOIS )  
 ) SS  
County of COOK )

The undersigned witness certifies that **Nasanbayar Ochirbat**, 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 the principal 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.

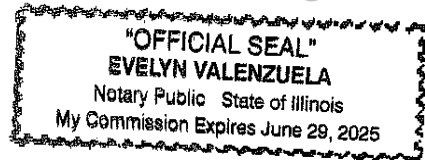
Dated: 13<sup>th</sup> day of June, 2023.

*[Signature]*  
\_\_\_\_\_  
Witness

The undersigned, a notary public in and for the above county and state, certifies that **Nasanbayar Ochirbat**, 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 Majidsur Tenchebat 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.

Given under my hand and official seal this 13<sup>th</sup> day of June, 2023.

Commission Expires 06/29, 2025.  
*[Signature]*  
\_\_\_\_\_  
Notary Public



Mail Document After Recording To:  
Naumann, Agnello & Associates LLC  
25 Northwest Point Boulevard, Suite # 180  
Elk Grove Village, Illinois 60007

Prepared By: Joseph S. Agnello, Esq., Naumann, Agnello & Associates LLC, 25 Northwest Point Boulevard, Suite # 180, Elk Grove Village, Illinois 60007, (630) 452-3847 Phone/Fax, jsa@nalawgroup.com

**UNOFFICIAL COPY****EXHIBIT A**

Legal:

**PARCEL 1:**

UNIT NUMBER 111 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 33 RODS OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ON THE WEST LINE OF SAID EAST 33 RODS OF THE NORTHEAST 1/4, A DISTANCE OF 153.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.57 FEET FOR THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.0 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.41 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 181.63 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 179.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.0 FEET; THENCE SOUTH 79 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.40 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.78 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR-2813918; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY)

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED NOVEMBER 12, 1970 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON NOVEMBER 17, 1970 AS DOCUMENT LR-2530976 AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766 TO ANNETTE SALAMON DATED AUGUST 29, 1975 AND FILED SEPTEMBER 19, 1975 AS DOCUMENT LR2830199 FOR INGRESS AND EGRESS.

Commonly known address: 4901 Golf Rd., Unit 111, Skokie, IL 60077

PIN #: 10-16-204-029-1011

PIN #:

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