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Karen A. Yarbrough  
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## POWER OF ATTORNEY FOR PROPERTY

### 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 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/She/They 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 them 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/she/they 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

IVZ

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## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, Wei Zhang of Keswick, Virginia hereby revoke all prior powers of attorney for property executed by me and appoint Dennis Coleman, of Chicago, Illinois 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, 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:

(NOTE: You must strike out any one or more of the following categories of powers you do not want your agent to have. Failure to strike the title of any category will cause the powers described in that category to be granted to the agent. To strike out a category you must draw a line through the title of that category. However, these categories of power do not include gifting. You may include gifting and/or limitation on it in paragraph 3.)

- (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 property transactions.

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

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

To act for me and in my name in all respects requisite or proper to effectuate the purchase of **2229 Cottonwood Dr, Glenview, IL 60026**; including, but not limited to, making, executing, acknowledging and delivering all contracts, deeds, notes, trust deeds, mortgages, assignments of rents, waivers of homestead rights, affidavits, bills of sale and other instruments, and endorsing and negotiating checks and bills of exchange, and I hereby ratify and confirm all such acts.

### **Power of Agent to Control the Principal's Digital Assets.**

My Agent is authorized to access, use and take control of my digital devices, including but not limited to, desktop computers, laptops, tablets, peripherals, storage devices, mobile telephones, smart phones and any similar digital device (including any Apple iPhones, other Apple devices, and any similar devices that may exist as technology develops). My Agent shall have the power to access, modify, delete, control, transfer and otherwise deal with my digital assets, including but not limited to, e-mails, documents, images, audio, video, software licenses, domain registrations, and similar digital files (including any other digital assets which may exist as technology develops), regardless of the ownership of the physical device upon which the digital asset is stored. My Agent shall have the power to access, modify, delete, control, transfer and otherwise deal with, my digital accounts, including but not limited to, e-mail accounts, social network accounts, social media accounts, photography accounts, file sharing accounts, financial management accounts, domain registration accounts, domain name service accounts, web hosting accounts, tax preparation service accounts, online stores, affiliate programs, other online accounts (including any such accounts encompassed by any Apple ID associated with my name) which currently exist or may exist as technology develops.

I authorize and hold harmless any person or entity who controls a Digital Account, whether public or private, to divulge to my Agent all Digital Accounts, including without limitation, (1) any and all of my electronically stored information; (2) the contents of any and all of my electronic communication; and (3) any and all of my information, including without limitation, passwords pertaining to the Digital Asset. This authorization is intended and should be construed as my consent pursuant to the Electronic Communications Privacy Act of 1986, as amended; the Computer Fraud and Abuse Act of 1986, as amended; and any other federal or state privacy or criminal law. This authorization shall be immediately effective and unless revoked by me in writing is intended to continue to be effective during any period of my incapacity or disability.

For all purposes hereunder, the term "Digital Asset(s)" means an electronic record in which I have either a right or interest. The term does not include an underlying asset or liability. Digital Assets can be stored on computers (or other hardware or devices), in the cloud, or in online accounts. No matter the location, Digital Assets include, but are not limited to, online accounts (financial or otherwise), social media accounts, email, photographs and video, personal blogs, documents, computer and account passwords and other digital files that may require a username and password (or other identity verification methods) to access and manage. Digital Assets also includes any and all digital assets and devices encompassed by any Apple ID associated with my name; as I

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was the lawful owner and user of all devices and accounts associated with said Apple ID. For purposes of this definition, "electronic" means relating to technology having electrical, digital, magnetic, wireless, optical, electromagnetic, or similar capabilities, and "record" means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and is retrievable in perceivable form. For any communication related records or data, Digital Assets means both catalogue data and the content of the communications, unless the Agent's authority is limited in another paragraph in this power of attorney.

(NOTE: Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, but your agent will have to make all discretionary decisions. If you want to give your agent the right to delegate discretionary decision-making powers to others, you should keep paragraph 4, otherwise it should be struck out.)

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.)

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 upon execution of this document.
7. This power of attorney shall terminate on August 30, 2023
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:

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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

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person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

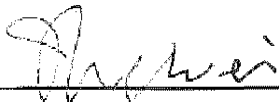
(NOTE: If you wish to, you may name your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Strike out paragraph 9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

9. If a guardian of my estate (my property) 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 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/she/they is a licensed attorney who is authorized to practice law in Illinois.)

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

**UNOFFICIAL COPY**Dated: Jun 15, 2023Signed:   
Wei Zhang


The undersigned witness certifies that Wei Zhang, 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 them 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: Jun 15, 2023

  
(witness)

(Second witness) The undersigned witness certifies that Wei Zhang, 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 them 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: 06/15/2023

  
(witness)

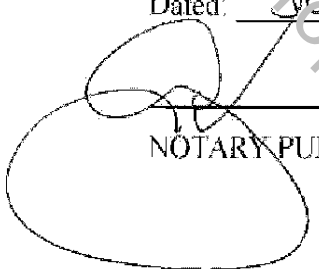
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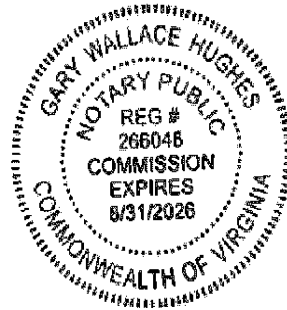
State of Virginia  
County of Allegheny

SS

The undersigned, a notary public in and for the above county and state, certifies that Wei Zhang, 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 witnesses Hunter Cooley and Chris Sumner 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: Jan 15, 2023

  
\_\_\_\_\_  
NOTARY PUBLIC



**Prepared by:**

Name: Dennis Coleman  
Address: The Coleman Law Office LLC  
125 S Wacker Drive Suite 300  
Chicago, Illinois 60606  
Phone: 773-708-0433



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## NOTICE TO AGENT

When you accept the authority granted under this power of attorney, a special legal relationship, known as agency, is created between you and the principal. Agency imposes upon you duties that continue until you resign or the power of attorney is terminated or revoked.

As Agent you must:

- (1) do what you know the principal reasonably expects you to do with the principal's property;
- (2) act in good faith for the best interest of the principal, using due care, competence, and diligence;
- (3) keep a complete and detailed record of all receipts, disbursements, and significant actions conducted for the principal;
- (4) attempt to preserve the principal's estate plan, to the extent actually known by the agent, if preserving the plan is consistent with the principal's best interest; and
- (5) cooperate with a person who has authority to make health care decisions for the principal to carry out the principal's reasonable expectations to the extent actually in the principal's best interest.

As agent you must not do any of the following.

- (1) act so as to create a conflict of interest that is inconsistent with the other principles in this Notice to Agent;
- (2) do any act beyond the authority granted in this power of attorney;
- (3) commingle the principal's funds with your funds;
- (4) borrow funds or other property from the principal, unless otherwise authorized;
- (5) continue acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney, such as the death of the principal, your legal separation from the principal, or the dissolution of your marriage to the principal.

If you have special skills or expertise, you must use those special skills and expertise when acting for the principal. You must disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name "a. Agent" in the following manner:

"Wei Zhang by Dennis Coleman as Agent."

The meaning of the powers granted to you is contained in Section 3-4 of the Illinois Power of Attorney Act, which is incorporated by reference into the body of the power of attorney for property document.

If you violate your duties as agent or act outside the authority granted to you, you may be liable for any damages, including attorney's fees and costs, caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice from an attorney.

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## Exhibit A

Lot 135 in Concord at the Glen Unit 2 falling in that portion of Lot 37 in Glenview Naval Air Station Subdivision No. 2, being a subdivision of part of Sections 15, 21, 22, 23, 26, 27, 28 and 34, Township 42 North, Range 12, East of the Third Principal Meridian, recorded January 3, 2001 as Document 0010004438, in Cook County, Illinois.

PIN: 04-27-426-018-0000

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