

# UNOFFICIAL COPY

Doc#: 2331941202 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/15/2023 09:50 AM Pg: 1 of 5

RECORD AND REQUESTED BY:

LUMINITA TANASE  
665 Briarwood Lane  
Roselle, IL 60172

This document prepared by:

Carlos Del Rio, Esq.  
10749 Winterset Drive  
Orland Park, IL 60467  
312-620-2143

Parcel ID Nos.: 12-24-407-027-0000

## SPECIFIC POWER OF ATTORNEY

I, Luminita Tanase of 665 Briarwood Lane, Roselle, IL 60172 appoint Mariana Jimenez of 2325 N. Neva Avenue - Unit 212B, Chicago, IL 60707, as my Agent (attorney-in-fact) to act for me in any lawful way with respect to:

To do all things necessary to close on the SALE, REFINANCE and/or PURCHASE of the property described below, commonly known as 3539 N. Oconto Avenue, Chicago, IL 60634, as follows:

1. Sale / Purchase / Financing / Refinancing of the real property located at 3539 N. Oconto Avenue, Chicago, IL 60634, the legal description of said real property is as follows: See Exhibit A attached hereto and make a part hereof;
2. The property, if being financed, will be financed by Waterstone Mortgage Company, in an approximate amount of \$348,675.00.
3. To sell, purchase, mortgage, finance, refinance, encumber, hypothecate, assign, transfer, and in any manner deal with the said real property to effectuate the above referenced refinancing (which may also be called "real estate transactions"); to sign, execute, acknowledge, and deliver any and all closing documents including, but not limited to, notes, negotiable instruments, deeds, mortgages, deeds of trust, security deeds, subordinations, security instruments, riders, attachments and addenda, escrow instructions, title documents, any documents necessary or requested as part of this transaction by a title insurer, lender or other parties to the transaction, those documents requested or required by governmental and taxing authorities, covenants, agreements, assignments of agreements, assignments of mortgages, assignments of deeds of

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trust, lien waivers, encumbrances or waiver of homestead and any marital rights, settlement or closing statements, and other written instruments of whatever kind and nature, all upon such terms and conditions as said Attorney-in-Fact shall approve:

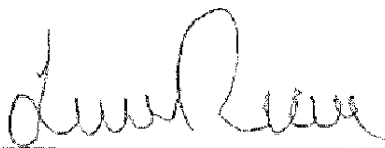
4. Further giving and granting said Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises, set out herein, as fully, to all intents and purposes, as might or could be done if I/we was/were personally present, with full power of substitution and revocation. I/we hereby ratify and confirm all that said Attorney-in-Fact shall lawfully do or cause to be done by virtue this Limited Power of Attorney and the rights and powers granted herein.

This limited power shall include the right to complete and execute any and all documents, instruments, warranties, releases, mortgages, applications or deeds necessary for such transaction, retain lawyers, accountants or brokers, apply for and obtain necessary loans, arrange for investigations, searches and inspections of the property, pay funds for such purchase and do all other things necessary and appropriate to complete the transaction. This Limited Power of Attorney and the rights, powers, and authority of my Agent shall become effective immediately upon execution of this instrument. The rights, powers, and authority of this document shall expire one hundred eighty (180) days after execution.

**Choice of Law.** THIS POWER OF ATTORNEY WILL BE GOVERNED BY THE LAWS OF THE STATE OF Illinois WITHOUT REGARD FOR CONFLICTS OF LAWS PRINCIPLES. IT WAS EXECUTED IN THE STATE OF Illinois AND IS INTENDED TO BE VALID IN ALL JURISDICTIONS OF THE UNITED STATES OF AMERICA AND ALL FOREIGN NATIONS.

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. I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party learns of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 30 day of October, 2023



**Luminita Tanase**

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STATE OF Illinois )  
 )  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **LUMINITA TANASE** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal,

this 30 day of October, 2023.

*Vanessa Contreras*  
Notary Public



My commission expires: June 9, 2024

### ACKNOWLEDGMENT OF AGENT

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

*Mariana Jimenez*  
Mariana Jimenez

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## STATEMENT OF WITNESSES

I / We declare under penalty of perjury under the laws of the State of Illinois that the person who signed or acknowledged this document is personally known to me (or proved to me on the basis of convincing evidence) to be the principal, that the principal signed or acknowledged this Power of Attorney in my presence, and that the principal appears to be of sound mind and under no duress, fraud or undue influence.

Signature: 

Print Name: Carlos Del Rio

Residence Address: 10749 Winterset Dr, Orland Park, IL 60467

Date: 10/30/23

Signature: 

Print Name: Miguel Michel

Residence Address: 10749 Winterset Dr, Orland Park, IL 60467

Date: 10/30/23

Property of Cook County Clerk's Office

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## Legal Description

The North 30.32 feet of the South 59.32 feet of Lot 23 in Collins and Gauntlett's 1st Garden Subdivision in the East 1/2 of fractional Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:  
3539 N Oconto Ave  
Chicago, IL 60634

Pin: 12-24-407-027-0000

Property of Cook County Clerk's Office