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Doc#: 2336113249 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2023 02:50 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:

Boston National Title
400 Rouser Road
Bldg 5 Floor 5
Coraopolis, PA 15102
File No. IL23109101

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3001

SPECIFIC POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO. THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE TO BE EFFECTIVE EVEN IF YOU BECOME DISABLED, INCAPACITATED, OR INCOMPETENT.

I, **Frank A. Ginise, Jr.**, residing at 7510 Odell Avenue, Bridgeview, IL 60455 (principal), appoint **Ellen K. Ginise**, residing at 7510 Odell Avenue, Bridgeview, IL 60455, 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 7510 Odell Avenue, Bridgeview, IL 60455, Parcel ID No.: 18-25-401-030-0000, as follows:

1. Selling/Financing/Refinancing of the real property located at 7510 Odell Avenue, Bridgeview, IL 60455, the legal description of said real property is as follows: See Exhibit "A" attached hereto and make a part hereof;
2. If being financed, it will be financed with Pentagon Federal Credit Union, the Lender, in an amount not to exceed \$146,800.00;
3. To 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 "banking 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, 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 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;

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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.

Disability of Grantor. This Power of Attorney shall not be affected by Grantor's subsequent disability as principal. Grantor does hereby so provide, it being Grantor's intention that all powers conferred upon the Agent herein shall remain at all times in full force and effect, notwithstanding Grantor's subsequent incapacity, disability, or any uncertainty with regard thereto.

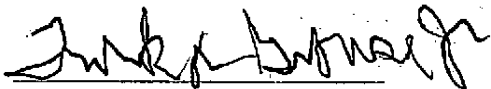
This power shall include the right to complete and execute any and all documents, instruments, warranties, releases, mortgages, applications or deeds necessary for such transaction, retain lawyers, accountants or brokers, apply for and obtain necessary loans, arrange for investigations, searches and inspections of the property, pay funds for such purchase and do all other things necessary and appropriate to complete the transaction.

This 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.

Dated: 12-18-2023



Frank A. Ginise, Jr.

STATE OF Illinois
COUNTY OF COOK

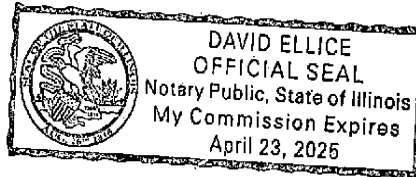
This instrument was acknowledged before me on this 18 day of December, 2023 by Frank A. Ginise, Jr.



(Signature of Notary Public)

Print Name: David Ellice

My commission expires: 04-23-2025



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ACKNOWLEDGMENT OF AGENT

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

Ellen K. Gause
Ellen K. Gause

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EXHIBIT "A"
LEGAL DESCRIPTION

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The East 1/2 of Lot 2 in Frederick H. Bartlett's Harlem Avenue and 71st street Farms First Addition, being a subdivision of the West 1/2 of the North East 1/4 of the Southeast 1/4 of Section 25, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID Number: 18-25-401-030-0000

Property commonly known as: 7510 Odell Avenue, Bridgeview, IL 60455

Property of Cook County Clerk's Office