

UNOFFICIAL COPY

Doc#: 2402406380 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 02:56 PM Pg: 1 of 5

File No.: OC23021166

Property: 5317 S Maplewood Ave Chicago IL 60632

POWER OF ATTORNEY

Lender: Numark Credit Union

Loan Number: 320019276

Loan: \$246,000.00

This page is added to provide adequate space for recording information and microfilming.
Do not remove this page as it is now part of the document.

PREPARE BY AND RETURN THIS DOCUMENT TO:

Cynthia Stenner
1704 S First Avenue
Maywood, IL 60153

FIDELITY NATIONAL TITLE 20f3
OC23021166

UNOFFICIAL COPY

LIMITED POWER OF ATTORNEY OF

Ever Delgado

ARTICLE I DECLARATION

A. POWER CONFERRED:

BE IT KNOWN TO ALL PERSON OF CONCERN that I, EVER DELGADO (born on 11/10/1974 (date of birth), residing at 5326 S. Campbell
Chicago IL 60632 (address) being of sound mind and fully capable of appreciating and understanding the nature and ramification of this act, do hereby appoint and empower, JUAN CARLOS RODRIGUEZ, to be my true and lawful attorney, pursuant to the applicable statutes of the State of Illinois; thus, authorizing him to act make certain decisions and to perform certain acts in my name, place, and stead, with the power and authority to do and perform all and every act and thing whatsoever ever required and necessary to be would have done, if personally present, with full power of substitute of my attorney, as elected by my attorney, may lawfully do, or cause to be done by virtue hereof. A photographic copy of this document shall have the same power as the original document.

B. POWER DURING DISABILITY, INCAPACITATION OR DEATH:

All powers and authority conferred upon my attorney via this document shall remain in effect and shall remain undisturbed by disability, incapacitation, or uncertainty with regards to whether I am dead or alive, and all acts done by my attorney during my disability, incapacity, or uncertainty, with regards to whether I am dead or alive, shall have the same effect and shall bind my heirs, legatees, devisees and personal representative as if I was alive, competent and not disable, and could have, would have, or should have done the same.

C. NO CONTEST CLAUSE;

BE IT FURTHER KNOWN THAT NO PARTY shall have the legal right to contest or in any way shape or fashion, challenge my decision or ability to enter into this agreement, as I am fully conscious of the power of this document and it is my solemn desire that this document confer said power and authority upon JUAN CARLOS RODRIGUEZ.

UNOFFICIAL COPY

ARTICLE II IDENTIFICATION OF AGENTS

A. NAME OF ATTORNEYS IN FACT:

JUAN CARLOS RODRIGUEZ, born 10/31/1963 (date of birth), residing at 5326 S. Campbell Chicago IL 60632 (address)

has been employed to act on my behalf, and at my direction, pursuant to the conditions specified and intended by and with the creation of the terms of this document.

ARTICLE III POWER OF AGENT

A. The agent acting in my best interest and the betterment of my welfare, shall and may perform and exercise any and all powers necessary, with regards to my property, real or personal, and any and all personal business affairs, that I personally could do, including exercising all of the specified powers set forth below in regards to the purchase of real estate:

1. Purchase. To purchase real and personal property located at 5317 S/ Maplewood Avenue, Chicago, IL 60632 tangible or intangible, or any interest therein, upon such terms as the agent considers proper, including, but not limited to the signing of any and all documents to purchase said real estate from the owner of record.
2. BANKING. To receive checks and other negotiable paper, deposit funds in or any bank, savings and loan, or other similar financial institution.
3. This power of attorney shall become effective on the date of the signing of this document and shall terminate the date of March 1, 2024.

B. RELIANCE OF THIRD PARTIES:

Third parties may rely upon the representation of the Agent as to all matters regarding powers granted to the Agent. No person who acts in reliance on the representations of the Agent or the authority granted under this Power of Attorney shall incur any liability to me or to my estate for permitting the Agent to exercise any power prior to actual knowledge that the Power of Attorney has been revoked or terminated by operating of law or otherwise;

C. INDEMNIFICATION OF AGENTS:

No Agent named or substituted in this Power of Attorney shall incur any liability to me or to my estate for acting or refraining from acting under this power, except for such Agent's misconduct or negligence;

UNOFFICIAL COPY

D. ORIGINAL CONTERPARTS:

Photocopies of this signed Power of Attorney shall be treated as original counterparts. Aside from this original document, all other copies shall be duly stamped to reflect that they are a photocopy, and that a copy of this document shall remain in the file of my attorney, Law Office of Stenner & Armendariz.

E. IN WITNESS WHEREOF, I hereto set my hand to this document and I solemnly swear and affirm that I fully understand the full importance of this declaration and I am emotionally and mentally competent to make this declaration, which consists of three pages, including this page and the Notary Public's signature and seal, on this 08th day of JANUARY 2024.

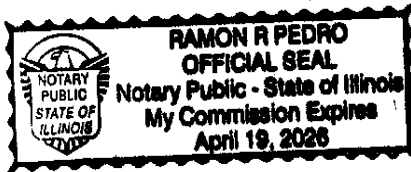
Ever Delgado
EVER DELGADO

[Signature]
Witness's Signature
John C. Rodriguez-Delgado
Print Witnesses Name

5326 S. Campbell
Witness's Address
Chicago IL 60632
City, State and Zip Code of Witness

Subscribed and sworn to before me by EVER DELGADO and John C. Rodriguez-Delgado (Witness) on this 08th day of JANUARY 2024.

[Signature]
Notary Public



This instrument was prepared by:
Cynthia M. Stenner, Attorney at Law
1218 S. First Avenue
Maywood, IL 60153
(708) 865-9000
CStenner11@yahoo.com

UNOFFICIAL COPY

EXHIBIT A

Order No.: OC23021166

For APN/Parcel ID(s): 19-12-421-007-0000

For Tax Map ID(s): 19-12-421-007-0000

LOT 265 AND THE NORTH 1/2 OF LOT 266 IN D. J. KENNEDY'S PARK ADDITION IN THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office