

# UNOFFICIAL COPY

Doc#: 2405833146 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/27/2024 02:41 PM Pg: 1 of 3

## POWER OF ATTORNEY FOR REAL ESTATE

**NOTICE:** The purpose of this POWER OF ATTORNEY is to give the person you designate as your Attorney in Fact ("Agent") broad powers to buy, sell, dispose of or otherwise deal with any Real Estate and associated Personal Property without advance notice to you or approval by you. This form does not impose a duty on your AGENT to exercise granted powers; but when a power is exercised, your AGENT will have to use due care to act for your benefit and in accordance with this form. A Court can take away the powers of your AGENT if it finds the AGENT is not acting properly. This POWER OF ATTORNEY for Real Estate has a limited duration. You may revoke this power, or a court acting on your behalf may terminate it. If there is anything about this form you do not understand, you should ask a lawyer to explain it to you.

POWER OF ATTORNEY MADE THIS 16<sup>th</sup> DAY OF FEBRUARY 2024.

1. I, TERRYLON HIGGINS, ("PRINCIPAL") hereby appoint, KIA HIGGINS, as my AGENT to act for me and in my name with respect to a certain Real Estate transaction involving the property commonly known as 9126 S. Crandon Avenue, Chicago, IL 60617 (Legal and PIN attached hereto). This Power of Attorney for Real Estate does not revoke any prior power of attorney's and is limited in scope to handle any and all aspects of the sale, purchase or refinance of the referenced real estate.

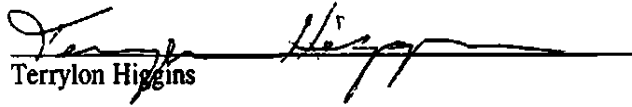
The AGENT is authorized to sign any and all documents associated with the buy, sell, exchange, refinance, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust and living trusts). In addition to the above powers my AGENT may borrow money; mortgage or pledge any real estate or tangible or intangible personal property as security for such purposes; sign, renew, extend, pay and satisfy any notes, mortgages or other forms of obligation; and, in general, exercise all powers with respect to secured and unsecured borrowing which the PRINCIPAL could if present and under no disability; collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easements, create conditions and release rights of homestead with respect to real estate, create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessments; and to approve, authorize and pay any and all fees associated with the loan or refinance of the subject real estate; to sign any and all documents, including but not limited to notes and mortgages and supporting documents associated with any loan or refinance, to sign any and all closing documents, including but not limited to deeds, closing disclosures, ALTA Settlement Statements, loan estimates, FIRPTA's, escrow documents, 1099's or other documents, and in general exercise all powers with respect to real estate which the PRINCIPAL could if present, subject only to any limitations on or additions to the specified powers inserted in Paragraph 2 or 3 below.

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

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

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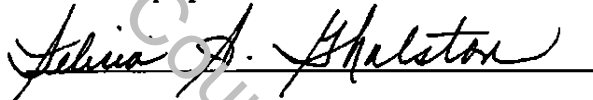
- 4. My AGENT shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision making to any person or persons who my agent may select, but such delegation may be amended or revoked by my AGENT named by me who is acting under this power of attorney at the time of reference.
- 5. My AGENT shall be entitled to reasonable compensation for services rendered as my AGENT under this power of attorney.
- 6. This power of attorney shall become effective on signing.
- 7. This power of attorney shall terminate on March 29, 2024.
- 8. 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.

  
 Terrylon Higgins

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF WILL )

The undersigned, a notary public in and for the above county and state, certifies that TERRYLON HIGGINS, known to me to be the same person whose name is subscribed as PRINCIPAL to the foregoing power of attorney, appeared before me in person, and acknowledges signing and delivering the instrument as a free and voluntary act of the PRINCIPAL, for the uses and purposes therein set forth.

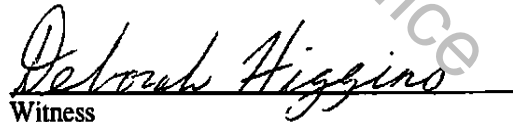
Dated: February 16, 2024

  
 Felicia A. Gholston

My Commission expires \_\_\_\_\_



The undersigned witness certifies that TERRYLON HIGGINS, 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 him or her to be of sound mind and memory.

  
 Deborah Higgins  
 Witness

STREET ADDRESS: 9126 S. Crandon Avenue, Chicago, IL 60617

PERMANENT TAX INDEX NUMBER: 25-01-405-034-0000 and 25-01-405-035-0000

LEGAL DESCRIPTION:  
See attached

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**Legal Description PIN: 25-01-405-034-0000 and 25-01-405-035-0000**

LOT 10 AND LOT 11 IN BLOCK 3 IN GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 1 BY TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

prepared by and return to:

Gregg W. Jarman

Bettenhausen, Jarman & Massari, Ltd.

21146 Washington Parkway

Frankfort, IL 60423

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