

# UNOFFICIAL COPY

2022  
ADRIANO HARDY RITT

Prepared by, recording requested by and return to:

Name: Karrsten Goettel, Esq.  
Company: Ariano Hardy Ritt  
Address: 2000 McDonald Road, Suite 200  
City: South Elgin  
State: IL Zip: 60177  
Phone: 847-695-2400  
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Doc#: 2406529071 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/5/2024 12:00 AM Pg: 1 of 7

## SPECIAL POWER OF ATTORNEY

KNOW ALL ME BY THESE PRESENT, THAT I, THOMAS M. DETELICH, individually and as Manager of **GRANDVIEW HOMES 1, LLC**, an Illinois liability company ("**Grandview**"), desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint, each and any one (1) of: (i) attorney, **KARRSTEN GOETTEL**; and/or (ii) attorney, **SCOTT G. RICHMOND**; and/or (iii) attorney, **AARON J. LYTLE**; and/or (iv) attorney, **TAYLOR SPOONER**, each being principal attorneys for **ARIANO HARDY RITT, ET AL.**, of Kane County, Illinois, as the lawful and duly appointed Attorney-in-Fact of Grandview, to act as follows:

GRANTING unto each such Attorney-in-Fact of Grandview, full power to:

To do all things necessary to execute loan documentation required by **REPUBLIC BANK OF CHICAGO** ("**Bank**" or "**Lender**") to borrow funds (a "**Draw**" or "**Advance**") for the acquisition of real property purchased by Grandview in the ordinary course of their business with full power and authority for Grandview and for me and in my name to sign, seal, execute, acknowledge, and deliver and accept any and all documents and Loan Documents necessary to effect such borrowing and the purchase and settlement on said real property from, including but not limited to, Promissory Notes(s), Mortgage(s), Assignment(s) of Rent(s), Draw Requests, other Loan Documents, negotiable instruments, assignments, certifications, affidavits, statements, deeds, or other instruments, disclosure statements, closing or settlement, etc. FURTHER GRANTING full power and authority to authorize disbursement of loan funds for the purchase and to execute any and all documents in connection therewith.

The undersigned hereby ratifies and confirms all that each said Attorney-in-Fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and power herein granted.

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All acts done by means of this power shall be done in Grandview's name, and all instruments and documents executed by any one (1) or more of its aforementioned appointed Attorney(s)-in-Fact hereunder shall contain Grandview's name, followed by the name of any Manager of Grandview and that of such attorney and the description "Attorney-in-Fact", excepting however any situation where local practice differs from the procedure set for therein, in that event local practice may be followed. This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by **REPUBLIC BANK OF CHICAGO** as well as any third parties until such time as any revocation is both: (i) delivered to **REPUBLIC BANK OF CHICAGO**; and (ii) recorded in the Recorder's office of the county where the land is recorded in the record's office of the county where the land is located, provided, however, that any such future revocation of this SPECIAL POWER OF ATTORNEY shall not affect the legal validity, force and effect of any action taken or any document executed and delivered by such Attorney-in-Fact prior to the effective date of such revocation.

DATED this 20th day of February 2024.

**GRANDVIEW HOMES 1, LLC**, an  
Illinois liability company



By: **Thomas M. Detelich**, Manager

## ATTESTATION

The hereinafter, named Witness, each declare under penalty of perjury under the laws of the State of Illinois, that the principal is personally known to us, that the principal signed and acknowledged this special power of attorney in our presence, that the principal appears to be of sound mind and under no duress, fraud or undue influence, that we are not the person appointed a attorney-in-fact by their document and the we witnessed this power of attorney in the presence of the principal.

Witnesses:

Signature(s): Melanie Goduto

Printed Name(s): Melanie Goduto



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## Acknowledgment of Special Power of Attorney

I, Scott G. Richmond, under penalties of perjury, certify that the attached is a true and correct copy of a Special Power of Attorney naming the undersigned as agent for the principal, Thomas M. Detelich, Manager of Grandview Homes 1, LLC, an Illinois limited liability Company, and I certify that, to the best of my knowledge, the principal had the capacity to execute the Special Power of Attorney, is alive, and has not revoked the Special Power of Attorney; that my powers as agent have been explained to me and have not been altered or terminated; and that the Special Power of Attorney remains in full force and effect. I accept the appointment as agent under the Special Power of Attorney.



By: **Scott G. Richmond, Esq.**

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## Acknowledgment of Special Power of Attorney

I, Aaron J. Lytle, under penalties of perjury, certify that the attached is a true and correct copy of a Special Power of Attorney naming the undersigned as agent for the principal, Thomas M. Detelich, Manager of Grandview Homes 1, LLC, an Illinois limited liability Company, and I certify that, to the best of my knowledge, the principal had the capacity to execute the Special Power of Attorney, is alive, and has not revoked the Special Power of Attorney; that my powers as agent have been explained to me and have not been altered or terminated; and that the Special Power of Attorney remains in full force and effect. I accept the appointment as agent under the Special Power of Attorney.



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By: Aaron J. Lytle, Esq.

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## Acknowledgment of Special Power of Attorney

I, Karrsten Goettel, under penalties of perjury, certify that the attached is a true and correct copy of a Special Power of Attorney naming the undersigned as agent for the principal, Thomas M. Detelich, Manager of Grandview Homes 1, LLC, an Illinois limited liability Company, and I certify that, to the best of my knowledge, the principal had the capacity to execute the Special Power of Attorney, is alive, and has not revoked the Special Power of Attorney; that my powers as agent have been explained to me and have not been altered or terminated; and that the Special Power of Attorney remains in full force and effect. I accept the appointment as agent under the Special Power of Attorney.

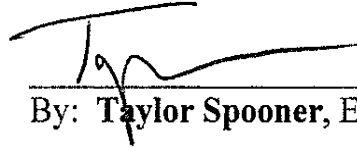


By: **Karrsten Goettel, Esq.**

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## Acknowledgment of Special Power of Attorney

I, Taylor Spooner, under penalties of perjury, certify that the attached is a true and correct copy of a Special Power of Attorney naming the undersigned as agent for the principal, Thomas M. Detelich, Manager of Grandview Homes 1, LLC, an Illinois limited liability Company, and I certify that, to the best of my knowledge, the principal had the capacity to execute the Special Power of Attorney, is alive, and has not revoked the Special Power of Attorney; that my powers as agent have been explained to me and have not been altered or terminated; and that the Special Power of Attorney remains in full force and effect. I accept the appointment as agent under the Special Power of Attorney.



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By: **Taylor Spooner, Esq.**