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KAREN A. YARBROUGH

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Date 3/29/2024 9:54 AM Pg: 1 of 5

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**POWER OF ATTORNEY
FILE # A24-2973BV**

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PREPARED BY & RETURN TO:

**Herbert & Eckburg, LLC
2000 W. Galena Blvd., #210
Aurora, IL 60506**

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ILLINOIS STATUTORY
SHORT FORM
POWER OF ATTORNEY
FOR PROPERTY

PIN # 29-19-410-056-0000

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POWER OF ATTORNEY made this 15 day of February 2024

1. I, Rahul Kumar Anandas, of 6037 Driscoll Lane, of the City of Aubrey, in the County of Denton, in the State of Texas, have made, constituted and appointed, and BY THESE PRESENTS do make, constitute and appoint Joshua P. Eckburg, my attorney of 2000 W. Galena Blvd., Suite 210, of the City of Aurora, County of Kane, State of Illinois, as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including any amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

- a. Real Estate Transactions.
- b. Financial Institution Transactions.
- m. Borrowing Transactions.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the state of particular real estate or special rules on borrowing by the agent):

NONE

3. In addition to the powers granted above, I grant my agent the following powers (you may add other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change of beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

NONE

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To do all things necessary, required or helpful in any way to execute, accomplish fulfill or complete the purchase of real estate known as 16441 Wolcott Avenue, Markham, Illinois 60428 and legally described as: **The South Half of Lot 12 and all Lot 13 in Block 7 in Croissant Park-Markham Second Addition, a Subdivision of all of Blocks 1, 2 and 3, Lots 1 to 13 inclusive, Lots 28 and 29, Lots 33 to 39 inclusive, Lots 43 to 47 inclusive, in Block 4, Lots 15 to 34 inclusive in Block 5, all of 6 and 7, Lots 25 to 29 inclusive in Block 8 in Columbia Addition to Harvey, a Subdivision of the North West Quarter of the South East Quarter of Section 19, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;** and to do all things necessary, required or helpful in any way to transfer all of the right, title and interest in the purchase of real estate located at 16441 Wolcott Avenue, Markham, Illinois 60428 under the residential real estate contract dated January 9, 2024, including the execution of any appropriate deeds, affidavits, declarations, notes, mortgages, or other documents.

4. My agent shall have the right by written instrument to delegate any and all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegations may be amended or revoked by any agent (including any successor) 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 agent under this power of attorney.

6. This power of attorney shall become effective immediately.

7. This power of attorney shall terminate upon 91 days after the successful closing of the property referenced above.

8. If my agent named above shall not be present at the closing, I name the following as successor(s) to such agent:

Jacob M. Eckburg, Attorney at Law, 2000 W. Galena Blvd, #210, Aurora, Illinois 60506
Michael R. Herbert, Attorney at Law, 2000 W. Galena Blvd, #210, Aurora, Illinois 60506

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or surety.

10. 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.



Rahul Kumar Anandas

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AFFIDAVIT TO ESTABLISH RELIANCE UPON POWER OF ATTORNEY AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY PURSUANT TO 755 ILCS 45/2-8

I, (insert name of agent), certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for Rahul Kumar Anandas (insert name of principal).

I certify that to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.*

Dated: 2/20/24

[Signature]
(Agent's Signature) -

Joshua P. Eckburg, 2000 W Galena Blvd, #210, Aurora, IL 60506
(Print Agent's Name and address)

*(NOTE: Perjury is defined in Section 32-2 of the Criminal Code of 2012, and is a Class 3 felony.)

Signed and sworn to before me this 29 day of February, 2024.

[Signature]
Notary Public

