Doc#. 2408920108 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/29/2024 9:54 AM Pg: 1 of 5

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PREPARED BY & RETURN TO:

Herbert & Eckburg, LLC 3/6/4'S OFFICO 2000 W. Galena Blvd., #210 Aurora, II. 60506

ILLINOIS STATUTORY
SHORT FORM
POWER OF ATTORNEY
FOR PROPERTY

PIN # 29-19-410-056-0000

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POWER OF ATTORNEY made this <u>\sqrt{5}</u> day of February 2024
1. I, Rahul Kumar Anandas, of £037 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 o
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 ac
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 on any limitations on cradditions to the specified account in any discount of the specified account in a section of the specified accou
o 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.
b. Financial Institution Transactions.
m. Borrowing Transactions.
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):
source of special rules on borrowing by the agent).
NONE
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

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 purchas 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 97 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 in nois 60506 Michael R. Herbert, Attorney at Law, 2000 W. Galena Blvd, #210, Aurora, In nois 60506

- 9. If a guardian of my estate (my property) is to be appointed, I nominate the egent 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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UNOFFICIAL COPY

The undersigned witness certifies that Rahul Kumar Anandas, 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. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 02-16-24 Signed: Melvin Reed

Print Name: Melvin Reed

STATE OF Texas) so) so) so)

The undersigned, a notary public in and for the above county and state, certifies Rahul Kumar Anandas, is 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 acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

Dated 2/15/2024

Notary Public

My Commission expires: 09/20/2026

NATHAN JEFFREY STINSON Senotary Public, State of 19xas Comm. Expires 09-20-(.v2) Notary ID 133972012

THIS DOCUMENT WAS PREPARED BY:

Joshua P. Eckburg Attorney at Law Herbert & Eckburg, LLC 2000 W. Galena Blvd., Suite 210 Aurora, Illinois 60506 (630) 844-1257

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 aftered or terminated; and that the power of attorney remains in full force and effect.

I accept any oil timent as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.*
Dated: 2)20)24
(Agent's Signature) -
Joshua P. Eckburg, 2000 W Galena Blud, 210, Auma, IL 60506
(Print Agent's Name and address)
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*(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 Frinan, 2024.
Thean Man
Notiry Public 0
OFFICIAL SEAL BRITTANY A HALL Notary Public Illinois
Commission No. 823313 My Commission Expires July 17, 2027
My Commission Expires July 17, 2027