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IL STATUTORY SHORT FORM
POWER OF ATTORNEY

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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/2/2024 2:25 PM Pg: 1 of 7

Preparer File: AF1041788
FATIC No.: _____

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, KIRANMAYI CHELLURI, 14825 Boston Drive, Frisco TX 75035
Hereby revoke all prior powers of attorney for property executed by me and appoint:

KAMESH CHELLURI, 14825 Boston Drive, Frisco TX 75035

(NOTE: You may not name co-agents using this form.) 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 all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(NOTE: You must strike out any one or more of the following categories of powers you do not want your agent to have. Failure to strike the title of any category will cause the powers described in that category to be granted to the agent. To strike out a category you must draw a line through the title of that category.)

- (A) Real estate transactions.
- (B) Financial institution transactions.
- (C) Stock and bond transactions.
- (D) Tangible personal property transactions.
- (E) Safe deposit box transactions.
- (F) Insurance and annuity transactions.
- (G) Retirement plan transactions.
- (H) Social Security, employment and military service benefits.
- (I) Tax matters.
- (J) Claims and litigation.
- (K) Commodity and option transactions.
- (L) Business operations.
- (M) Borrowing transactions.
- (N) Estate transactions.
- (O) All other property transactions.

NOTE: Limitations on and additions to the agent's powers may be included in this power of attorney if they are specifically described below.)

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



First American
Title Insurance Company

The Document

consists of 4 pages
each initialed by the affiant/
acknowledger

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

Execution of all documents related to the purchase of 75 Kristin Circle, Unit 413, Schaumburg, IL 60195.

PIN: 07-10-101-039-1395

(NOTE: Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, but your agent will have to make all discretionary decisions. If you want to give your agent the right to delegate discretionary decision-making powers to others, you should keep paragraph 4, otherwise it should be struck out.)

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 whom my agent may select, but such delegation 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.

(NOTE: Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out paragraph 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(NOTE: This power of attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this power of attorney will become effective at the time this power is signed and will continue until your death, unless a limitation on the beginning date or duration is made by initialing and completing one or both of paragraphs 6 and 7.)

6. ^{KC} This power of attorney shall become effective on March 5, 2024

(NOTE: Insert a future date or event during your lifetime, such as a court determination of your disability or a written determination by your physician that you are incapacitated, when you want this power to first take effect.)

7. ^{KC} This power of attorney shall terminate on April 15, 2024

(NOTE: Insert a future date or event, such as a court determination that you are not under a legal disability or a written determination by your physician that you are not incapacitated, if you want this power to terminate prior to your death.)

(NOTE: If you wish to name one or more successor agents, insert the name and address of each successor agent in paragraph 8.)

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(NOTE: If you wish to, you may name your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)

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 security.



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IL Statutory Short Form Power of Attorney 7.1.11

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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.

(NOTE: This form does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.)

11. The Notice to Agent is incorporated by reference and included as part of this form.

Dated: March 15 2024 Signed: Kiranna
(Principal)

(NOTE: This power of attorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not also sign as a witness.)

The undersigned witness certifies that _____ 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: MARCH 15, 2024 Signed: B. Villmann
(Witness)

(NOTE: Illinois requires only one witness, but other jurisdictions may require more than one witness. If you wish to have a second witness, have him or her certify and sign here.)

(Second witness)

The undersigned witness certifies that _____ 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: _____ Signed: _____
(Witness)



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STATE OF _____, COUNTY OF _____) SS

REPUBLIC OF INDIA)
STATE OF TELANGANA)
CITY OF HYDERABAD) S.S.
CONSULATE GENERAL OF THE)
UNITED STATES OF AMERICA)

The undersigned, a notary public in and for the above county and state, certifies that _____ known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and witness(es) _____ (and _____) 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 (, and certified to the correctness of the signature(s) of the agent(s)).

Date: 15 MAR 2024

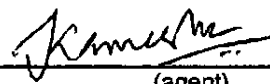

U.S. Consulate General
Hyderabad, India
Notary Public
NICHOLAS WEBB
Vice Consul


My commission expires: COMMISSION EXPIRES INDEFINITE

(NOTE: You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this power of attorney, you must complete the certification opposite the signatures of the agents.)

Specimen signatures of agent (and successors)

I certify that the signatures if my agent (and successors) are genuine.


(agent)


(principal)

(successor agent)

(principal)

(successor agent)

(principal)

(NOTE: The name, address, and phone number of the person preparing this form or who assisted the principal in completing this form should be inserted below.)

PREPARED BY
Name: Sebastian Kos
Address: 119 S. Vine Street
City/State/Zip: Hinsdale, IL 60521
Phone: (630) 709-1148

MAIL TO: KAMESH CHELLURI
75 KRISTIN CIRCLE
APT # 413
SCHAUMBURG, IL
60195



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit Number 75-413 in the TWELVE OAKS AT SCHAUMBURG CONDOMINIUM, as delineated on a survey of the following described tract of land:

Lots 1, 2, outlot "A" and outlot "B" in Garden Glen, being a subdivision in the Northwest Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, according to plat recorded October 6, 1986 as document 86459348 as amended by amended plat recorded December 28, 2006 as document number 0636209030, in Cook County, Illinois;

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document number 0700209057; as amended from time to time, together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2: (Amanda Lane)

Perpetual, non-exclusive easement for the benefit of Parcel 1 aforesaid created by grant of easement for ingress and egress recorded September 9, 1982 as document 26345788 and amended by instrument recorded September 15, 1988 as document 88421690 over, under, across, along, through and upon the following described property:

The North 27.0 feet of the South 37.0 feet of the East 673.82 feet of the Northwest Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, being a bituminous paved drive with concrete curbing for ingress and egress, excepting therefrom the West 27.00 feet of the East 50.00 feet of the Northwest Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, lying South of the South line of a certain piece of property acquired by the Illinois State Toll Highway Commission, as a permanent easement recorded on April 23, 1957 as document 16885123.

Parcel 3: (Lake Easement)

Perpetual, non-exclusive easement for the benefit of Parcel 1 aforesaid created by grant of easement for ingress and egress to, and use of, Lake recorded September 9, 1982 as document 26345787, and the amendment thereto recorded June 15, 2006 as document no. 0616610044, along, around and upon the following described property:

That part of the East Half of the Northwest Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at a bronze marker at the Southeast corner of the Northwest Quarter of said Section 10; thence South 87 degrees, 17 minutes, 23 seconds West along the South line of said Northwest Quarter of Section 10, a distance of 671.54 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 252.00 feet; thence North 87 degrees, 17 minutes, 23 seconds East, a distance of 50.22 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 257.90 feet to the South back of existing curb of Kristin drive, (a private drive) for a point of beginning; thence South 87

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degrees, 17 minutes, 23 seconds West along the back of curb, a distance of 6.95 feet to a point of curve; thence Westerly, Northerly, and Easterly along the existing curb, existing curb forming an arc of a circle (convex Westerly, having a radius of 153.20 feet, chord North 22 degrees, 12 minutes, 46 seconds West, a distance of 288.82 feet), a distance of 377.00 feet to the point of tangency; thence North 48 degrees, 17 minutes, 05 seconds East along the back of the North curb, a distance of 199.86 feet to a point of curve; thence Easterly along the arc of a circle (convex North, along the North back of existing curb, having a radius of 233.50 feet, chord North 51 degrees, 12 minutes, 31 seconds East, a distance of 23.82 feet), a distance of 23.83 feet to the end of the existing curb; thence continuing along the arc of the last described circle, (chord North 66 degrees, 12 minutes, 31 seconds East, a distance of 97.70 feet), a distance of 98.43 feet to the point of tangency; thence North 78 degrees, 17 minutes, 05 seconds, a distance of 335.52 feet to a point of curve; thence Easterly along the arc of a circle (convex North having a radius of 527.57 feet, chord North 84 degrees, 03 minutes, 25 seconds East, a distance of 106.12 feet), a distance of 106.30 feet to the West line of the land granted to the Illinois State Toll Highway Commission for perpetual easement in document 16885123; thence South 00 degree, 05 minutes, 04 seconds East along the last described line, a distance of 479.31 feet to the back line of the existing North curb of Kristin drive, (a private drive); thence South 87 degrees, 22 minutes, 08 seconds West along the back of said North curb of Kristin drive, a distance of 125.18 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 61.82 feet; thence South 87 degrees, 17 minutes, 23 seconds West, a distance of 36.86 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 50.00 feet; thence South 87 degrees, 17 minutes, 23 seconds West, a distance of 11.30 feet; thence North 02 degrees, 42 minutes, 37 seconds West along a line 5.00 feet East of and parallel with the East wall of an existing one-story brick building, a distance of 68.86 feet; thence South 87 degrees, 17 minutes, 23 seconds West along a line 5.00 feet North of and parallel with said building, a distance of 109.34 feet; thence North 02 degrees, 40 minutes, 22 seconds East, a distance of 9.93 feet; thence South 87 degrees, 19 minutes, 38 seconds West along a line 5.00 feet Northerly of and parallel with the centerline of the corner posts of the Northerly swimming pool fence, a distance of 102.88 feet; thence South 02 degrees, 53 minutes, 22 seconds East along a line 5.00 feet westerly of and parallel with the centerline of the corner posts of the existing swimming pool fence, a distance of 50.27 feet; thence South 87 degrees, 21 minutes, 38 seconds West along a line 5.00 feet Northerly of and parallel with the centerline of the corner posts of the tennis court fence, a distance of 132.35 feet; thence South 02 degrees, 38 minutes, 52 seconds East along a line 5.00 feet Westerly of and parallel with the centerline of the corner posts of existing tennis court fence, a distance of 139.95 feet to the back of the aforesaid North Curb of Kristin Drive, (a private drive); thence South 87 degrees, 22 minutes, 08 seconds West along the North curve of Kristin Drive, a distance of 59.83 feet; thence South 02 degrees, 42 minutes, 37 seconds East, a distance of 27.70 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

Easements contained in the grant of facilities easement agreement dated March 28, 1988 and recorded September 15, 1988 as document 88421687 by and among LaSalle National Bank, as trustee under trust agreement dated February 12, 1981 and known as Trust Number 103671, Twenty-One Kristin Limited Partnership, American National Bank and Trust Company, as trustee under trust agreement dated October 15, 1985 and known as Trust Number 65791, And Garden Glen Limited Partnership, amendment recorded May 5, 1999 as document 99433403, and the amendment thereto recorded June 15, 2006 as document no. 0616610044; (a) under, along, across and through the storm water facilities premises, as defined therein, to accept and carry storm water, (b) under, along, across and through the storm water facilities premises to connect to and use the storm water facilities. (c) in, over, along, through and across the lake easement parcel and the lake for surface drainage of storm water and for the use of the lake to accept, detain and retain storm water drainage, and (d) in, over, under, along, through and across, for a right of entry, the Kristin property, as defined therein, for the purpose of exercising the rights to maintain and repair the facilities, as defined therein.

Permanent Index #'s: 07-10-101-039-1395

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Property Address: 75 Kristin Circle, Unit 413, Schaumburg, Illinois 60195

75 KRISTIN CIR.
APARTMENT 413
SCHAUMBURG, IL 60195

Property of Cook County Clerk's Office