

# UNOFFICIAL COPY

Doc#: 2417218225 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/20/2024 11:56 AM Pg: 1 of 8

## POWER OF ATTORNEY

### LEGAL DESCRIPTION

UNIT NO. 205D, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED AS "PARCEL");

THE WEST 127.0 FEET OF THE EAST 153.19 FEET OF THE SOUTH 131.0 FEET OF THE NORTH 278.0 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY AS MEASURED ALONG SAID MOST EASTERLY LINE IN SAID LINE EXTENDED NORTHERLY, OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO WIT;

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT IN THE NORTH 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33.00 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150.0 FEET OF THE NORTH 183.00 FEET OF THE EAST 150.0 FEET OF THE WEST 183.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCH'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 IN SAID POINT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID WEST LINE 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS EAST 239.60 FEET; THENCE 73 DEGREES 00 MINUTES 00 SECONDS EAST 130.0 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 00 SECONDS EAST 225.00 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 160.00 FEET TO A POINT OF THE EASTERLY LINE OF SAID TRACT 553.02 FEET SOUTHEARLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFORE DESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 26.99 FEET EAST OF THE

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NORTHWEST CORNER OF SAID EAST ½ OF THE SOUTH EST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY AS TRUSTEE, UNDER TRUST AGREEMENT DATED MAY 1, 1973, AND KNOWN AS TRUST NUMBER 73-05-1050, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22567584; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND AN EASEMENT APPURTENANT TO THE PREMISES HERE CONVEYED, A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 17.

Address of Real Estate: 9332 Landings Lane, Unit 205, Des Plaines, Illinois, 60016

Permanent Real Estate Index Number: 09-15-307-110-1005

***Prepared by:***

Colby M. Green, Esq.  
838 Park Avenue  
River Forest, IL 60305

***After recording, return to:***

Colby M. Green, Esq.  
838 Park Avenue  
River Forest, IL 60305

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**  
**NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS  
 STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY.**

**PLEASE READ THIS NOTICE CAREFULLY.** The form that you will be signing is a legal document. It is governed by the Illinois Power of Attorney Act. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

The purpose of this Power of Attorney is to give your designated "agent" broad powers to handle your financial affairs, which may include the power to pledge, sell, or dispose of any of your real or personal property, even without your consent or any advance notice to you. When using the Statutory Short Form, you may name successor agents, but you may not name co-agents.

This form does not impose a duty upon your agent to handle your financial affairs, so it is important that you select an agent who will agree to do this for you. It is also important to select an agent whom you trust, since you are giving that agent control over your financial assets and property. Any agent who does act for you has a duty to act in good faith for your benefit and to use due care, competence, and diligence. He or she must also act in accordance with the law and with the directions in this form. Your agent must keep a record of all receipts, disbursements, and significant actions taken as your agent.

Unless you specifically limit the period of time that this Power of Attorney will be in effect, your agent may exercise the powers given to him or her throughout your lifetime, both before and after you become incapacitated. A court, however, can take away the powers of your agent if it finds that the agent is not acting properly. You may also revoke this Power of Attorney if you wish.

This Power of Attorney 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.

The powers you give your agent are explained more fully in Section 34 of the Illinois Power of Attorney Act. This form is a part of that law. The "NOTE" paragraphs throughout this form are instructions.

You are not required to sign this Power of Attorney, but it will not take effect without your signature. You should not sign this Power of Attorney if you do not understand everything in it, and what your agent will be able to do if you do sign it.

Please place your initials on the following line indicating that you have read this Notice: EA

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## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1. I, EDWIN ACEVEDO, of 3440 Menores Way, Ft. Myers, Florida hereby appoint: GRICELIA ACEVEDO, of 3440 Menores Way, Ft. Myers, Florida 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 34 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:

- (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.

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

My agent's powers shall be limited to those necessary to close the purchase of 9332 Landings Lane, Unit 205, DesPlaines, Illinois (the "Property") pursuant to the contract between myself and GRICELIA ACEVEDO, as buyers, and AGNIESZKA KRUPA, as seller. The legal description of the Property is attached as Exhibit A. My agent's authority also extends to executing all mortgage documents or other documents in connection with the purchase.

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

None

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.

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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 on June 10, 2024.
7. This power of attorney shall terminate on July 15, 2024.
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:

NO SUCCESSOR 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.

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

Dated: 06/12/2024

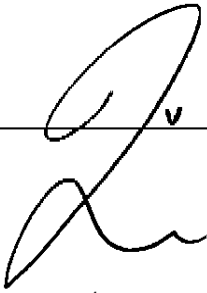
Signed Edwin Acevedo

The undersigned witness certifies that EDWIN ACEVEDO, 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

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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.

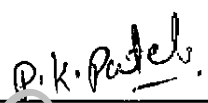
Dated: 06/12/2024

Witness 

State of FLORIDA )  
                                  ) SS.  
County of Lee )

The undersigned, a notary public in and for the above county and state, certifies that EDWIN ACEVEDO, 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 witness Jasmine Mendez 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: 06/12/2024

  
Notary Public



Prepared by: & Mail To  
Colby M. Green, Esq.  
838 Park Avenue  
River Forest, Illinois 60305  
(708) 772-0237

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## NOTICE TO AGENT

When you accept the authority granted under this power of attorney a special legal relationship, known as agency, is created between you and the principal. Agency imposes upon you duties that continue until you resign or the power of attorney is terminated or revoked.

As agent you must:

- (1) do what you know the principal reasonably expects you to do with the principal's property;
- (2) act in good faith for the best interest of the principal, using due care, competence, and diligence;
- (3) keep a complete and detailed record of all receipts, disbursements, and significant actions conducted for the principal;
- (4) attempt to preserve the principal's estate plan, to the extent actually known by the agent, if preserving the plan is consistent with the principal's best interest; and
- (5) cooperate with a person who has authority to make health care decisions for the principal to carry out the principal's reasonable expectations to the extent actually in the principal's best interest

As agent you must not do any of the following:

- (1) act so as to create a conflict of interest that is inconsistent with the other principles in this Notice to Agent;
- (2) do any act beyond the authority granted in this power of attorney;
- (3) commingle the principal's funds with your funds;
- (4) borrow funds or other property from the principal, unless otherwise authorized;
- (5) continue acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney, such as the death of the principal, your legal separation from the principal, or the dissolution of your marriage to the principal.

If you have special skills or expertise, you must use those special skills and expertise when acting for the principal. You must disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name "as Agent" in the following manner:

"(Principal's Name) by (Your Name) as Agent"

The meaning of the powers granted to you is contained in Section 34 of the Illinois Power of Attorney Act, which is incorporated by reference into the body of the power of attorney for property document.

If you violate your duties as agent or act outside the authority granted to you, you may be liable for any damages, including attorney's fees and costs, caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice from an attorney.



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## LEGAL DESCRIPTION - EXHIBIT A

UNIT NO. 205D, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED AS "PARCEL"):

THE WEST 127.0 FEET OF THE EAST 153.19 FEET OF THE SOUTH 131.0 FEET OF THE NORTH 278.0 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A PINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY AS MEASURED ALONG SAID MOST EASTERLY LINE IN SAID LINE EXTENDED NORTHERLY, OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO WIT;

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 6 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 6 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST 1/4 OF SAID SOUTH WEST 1/4 (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT IN THE NORTH 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33.00 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150.0 FEET OF THE NORTH 183.00 FEET OF THE EAST 150.0 FEET OF THE WEST 183.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 6 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHKE'S SUBDIVISION OF PART OF THE SOUTH 6 OF SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST 6 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 IN SAID PINT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A MEASURED ALONG SAID WEST LINE 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS EAST 239.60 FEET; THENCE 73 DEGREES 00 MINUTES 00 SECONDS EAST 130.0 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 00 SECONDS EAST 225.00 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 160.00 FEET TO A POINT OF THE EASTERLY LINE OF SAID TRACT 553.02 FEET SOUTHEARLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFORE DESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 6 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 6 OF THE SOUTH EST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY AS TRUSTEE, UNDER TRUST AGREEMENT DATED MAY 1, 1973, AND KNOWN AS TRUST NUMBER 73-05-1050, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22567584; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND AN EASEMENT APPURTENANT TO THE PREMISES HERE CONVEYED, A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 17.

PIN: 09-15-307-110-1005  
 ADDRESS: 9332 Landings Lane, Unit 205, Des Plaines, Illinois 60016