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CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 9/5/2024 11:48 AM Pg: 1 of 8

THIS INSTRUMENT PREPARED BY,  
RECORDED AND RETURN TO:

Gregory W. Kuehale  
Trevauna Pepper Hamilton Sanders  
P.O. Box 1122  
Richmond, VA 23218

(Reserved)

LIMITED POWER OF ATTORNEY

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## LIMITED POWER OF ATTORNEY

DISTRICT OF COLUMBIA

This LIMITED POWER OF ATTORNEY is effective as of the Date of Execution until two (2) years from the Date of Execution, and given by FANNIE MAE ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, with an office located at Midtown Center, 1100 15<sup>th</sup> Street, NW, Washington, DC 20005, to CBRE Multifamily Capital, Inc. ("Servicer") a corporation, organized and existing under the laws of the state of Delaware, with an office located at 111 Huntington Avenue, 12th Floor, Boston, Massachusetts 02199.

### RECITALS

A. The Servicer sold to Fannie Mae and is currently servicing certain mortgage loans (individually, a "Mortgage Loan", and collectively, the "Mortgage Loans") pursuant to the terms of (i) a Mortgage Selling and Servicing Contract (together with all Addenda attached thereto and as amended, modified and supplemented from time to time, collectively, the "Selling and Servicing Agreement"), and (ii) Fannie Mae's Multifamily Selling and Servicing Guide (as amended, modified and supplemented from time to time, collectively, the "Guide"), and which Mortgage Loans are secured by a lien or encumbrance on real property (individually, a "Property", and collectively, the "Properties") pursuant to a mortgage, deed of trust or deed to secure debt in the appropriate jurisdiction (individually, a "Security Instrument", and collectively, the "Security Instruments").

B. Fannie Mae owns and is entitled to all rights, titles, and interests in and to the Mortgage Loans and is lien holder of record to each of the Security Instruments. Under the Selling and Servicing Agreement and the Guide, the Servicer has certain rights and obligations to process, document, and make certain underwriting and/or servicing decisions concerning (i) the assumption of Mortgage Loan obligations in connection with the sale of the Property securing a Mortgage Loan, or a transfer of ownership interests in the borrower of such Mortgage Loan (collectively, a "Transfer/Assumption"), (ii) the granting of partial releases of the Property securing a Mortgage Loan, the granting of easements on the Property securing a Mortgage Loan, condemnation actions affecting the Property securing a Mortgage Loan and other matters affecting the Property securing a Mortgage Loan (collectively, "Collateral Administration"), or (iii) modifications to Mortgage Loans in connection with any of (x) the closing of a new Mortgage Loan (a "Supplemental Loan") secured by a subordinate lien on Property securing an existing Mortgage Loan (any such modification, a "Subordinate Lien Amendment"), (y) the conversion of a floating rate Mortgage Loan (a "Variable Rate Mortgage Loan") to a fixed rate Mortgage Loan (a "Fixed Rate Mortgage Loan"; and any such modification, a "Rate Conversion Amendment") or (z) the cross-collateralization and cross-defaulting of an existing Mortgage Loan with a new or existing loan (secured by a lien on adjacent or nearby Property) made or to be made by Fannie Mae (or Servicer on behalf of Fannie Mae) to an affiliate of the borrower under the existing Mortgage Loan (any such loan, a "Crossed Loan"; and any such modification, a "Loan Crossing Amendment").

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C. In connection with any Mortgage Loan and in order to save the time and expense that would be required for Fannie Mae to execute and deliver (i) Transfer/Assumption documents or, when necessary, any modification of the multifamily loan and security agreement (the "Loan Agreement") or the Security Instrument evidencing or securing a Mortgage Loan necessitated in connection with a Transfer/Assumption and approved in accordance with the Guide (collectively, the "Transfer/Assumption Documents"), or (ii) documents approved by the Servicer, when necessary, to evidence Collateral Administration matters or actions approved in accordance with the Guide (collectively, the "Collateral Administration Documents"), or (iii) documents amending a Mortgage Loan in connection with a Subordinate Lien Amendment, a Rate Conversion Amendment or a Loan Crossing Amendment, in each case only if such amendments are permitted by the Guide or by the existing Loan Agreement for the Mortgage Loan in question or are otherwise approved by Fannie Mae in writing (each such amendment, individually, an "Other Amendment Document"; and any such amendments, collectively, the "Other Amendment Documents"), Fannie Mae desires to appoint the Servicer as its attorney-in-fact so that the Servicer may sign, acknowledge, deliver and record any Assumption Document, Collateral Administration Document or Other Amendment Document on behalf of Fannie Mae.

## IRREVOCABLE APPOINTMENT OF ATTORNEY-IN-FACT

I. Fannie Mae hereby constitutes and appoints the Servicer its true and lawful attorney-in-fact for it, and in its name, place, and stead, and for its use and benefits, for and in the name of Fannie Mae, to execute, endorse, and have acknowledged all Transfer/Assumption Documents, Collateral Administration Documents and Other Amendment Documents and to do and perform every act and thing customarily and reasonably or proper to be done in connection with:

- (a) a Transfer/Assumption, including but not limited to:
    - (i) the release of existing borrowers, key principals and/or guarantors from their obligations under and in connection with the Mortgage Loan;
    - (ii) the acceptance of the assumption of obligations under and in connection with the Mortgage Loan by new borrowers, key principals and/or guarantors;
    - (iii) the release of escrowed funds, collateral, guaranties and other credit support with respect to the existing borrowers, key principals and/or guarantors, and the acceptance of new deposits, collateral and other credit support with respect to the new borrowers, key principals and/or guarantors;
    - (iv) the modification or amendment of the provisions of the documents evidencing or securing a Mortgage Loan, including without limitation, the Loan Agreement, the Security Instrument and UCC filings, provided no liens are released with respect to the Property securing the Mortgage Loan;
- or

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- (b) Collateral Administration, including but not limited to:
- (i) the granting of, or amendment to, an easement on or affecting the Property securing a Mortgage Loan, including the execution of any easement agreement, amendment to easement, easement subordination agreement, replat of the Property, or other document or instrument creating, amending, or approving the granting of the easement;
  - (ii) the conveyance or partial release of lien of a portion of the Property securing a Mortgage Loan, including any modification or amendment to the legal description of the Property as set forth in the Security Instrument and UCC filings, to reflect such partial release, provided no liens are released with respect to the portion of the Property remaining as security for the Mortgage Loan;
  - (iii) the settlement of a condemnation action or proceeding affecting the Property securing a Mortgage Loan, including the acceptance of any compensation or award in connection with the condemnation, conveyance and release of lien of a portion of the Property, any modification or amendment to the legal description of the Property as set forth in the Security Instrument or UCC filings, or any consent to a deed by the borrower of that portion of the Property subject to the condemnation action, provided no liens are released with respect to the portion of the Property remaining as security for the Mortgage Loan;
  - (iv) renewals or continuations of a UCC filing and amendments to correct scrivener errors in connection with a UCC filing;
  - (v) consents to a condominium conversion agreement or condominium termination agreement impacting the Property securing a Mortgage Loan;
  - (vi) Replacement Reserve Agreements, any amendment to a Replacement Reserve Agreement, or any amendment to a Loan Agreement that modifies or amends the replacement reserve terms of Part V of Schedule 2, Summary of Loan Terms, to the Loan Agreement, and any related schedules;
  - (vii) Completion/Repair Agreements, any amendment to a Completion/Repair Agreement, or any amendment to the Loan Agreement that modifies or amends the completion/repair terms of Part V of Schedule 2, Summary of Loan Terms, to the Loan Agreement, and any related schedules;
  - (viii) replacements or renewals of hedge documents where Fannie Mae is not also a credit enhancer of the hedge transaction;

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- (ix) any subordination, non-disturbance and attornment agreement or estoppel certificate in connection with an approval of a commercial lease or an approval of any amendment to a commercial lease, affecting the Property securing a Mortgage Loan, including in connection with any lease regarding mineral rights, subsurface oil and/or gas rights;
  - (x) any insurance loss proceeds agreement or any amendment to an insurance loss proceeds agreement;
  - (xi) any assignment of management agreement or any amendment to assignment of management agreement; or
- (c) Other Amendment Documents, including:
- (i) a Subordinate Lien Amendment (including any modification to a Mortgage Loan made contemporaneously with the closing of a Supplemental Loan by the Servicer or its affiliate, and to be secured by a subordinate lien in the same Property securing the existing Mortgage Loan), provided that the Servicer or its lending affiliate has received a confirmed commitment from Fannie Mae to purchase the Supplemental Loan, subject to all terms of the Guide, including delegations of authority;
  - (ii) a Rate Conversion Amendment (including any modification to a Mortgage Loan made contemporaneously with the conversion of a Variable Rate Mortgage Loan (Adjustable Rate Mortgage Loan or Structured ARM Loan) to a Fixed Rate Mortgage Loan), provided that the Servicer or its lending affiliate has received a confirmed commitment from Fannie Mae to convert the Variable Rate Mortgage Loan to a Fixed Rate Mortgage Loan, subject to all terms of the Guide, including delegations of authority; and
  - (iii) a Loan Crossing Amendment (including any modification to a Mortgage Loan made contemporaneously with or in anticipation of the closing of a Crossed Loan, to cross-collateralize and cross-default the Mortgage Loan to or with such Crossed Loan), provided that, in the case of any Loan Crossing Amendment entered into in connection with a new Crossed Loan being made by Fannie Mae or a Servicer, the Servicer or its lending affiliate has received a confirmed commitment from Fannie Mae to make the Crossed Loan, subject to all terms of the Guide, including delegations of authority.

2. Third parties may rely upon the powers granted under this Limited Power of Attorney and upon the exercise of such power of the attorney-in-fact that all requirements and conditions precedent to such exercise of power have been satisfied. Any photocopy or other reproduction of this Limited Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing, or otherwise utilizing the same.

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3. The powers granted under this Limited Power of Attorney are for limited administrative purposes only and do not create an agency relationship between the Servicer and Fannie Mae, other than the authority expressly outlined in this Limited Power of Attorney.

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This Limited Power of Attorney is executed this 12th day of April 2024 ("Date of Execution").

WITNESS

FANNIE MAE

By: *Dolce*  
Name: *Debra Jarvis*

By: *Michael W. Dick*  
Michael W. Dick  
Assistant Vice President

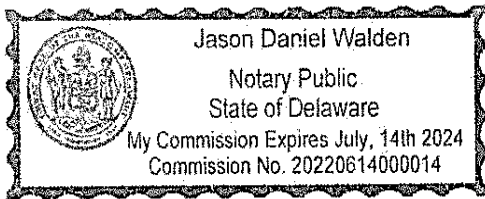
By: *Nathan Kopy*  
Name: *Nathan Kopy*

STATE OF DELAWARE

COUNTY OF SUSSEX

I, *JASON WALDEN*, a notary public in and for the state of Delaware, do hereby certify that Michael W. Dick, Assistant Vice President of Fannie Mae, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature acted, executed the instrument.

Given under my hand and seal this 12th day of April, 2024



*JDW*  
Notary Public

My Commission expires: *7-14-24*

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## LEGAL DESCRIPTION

Order No.: 24NW7152648NB

**For APN/Parcel ID(s): 14-20-405-018-0000**

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LOTS 21 AND 22 IN BLOCK 2 IN CANNELL'S SHEFFIELD AVENUE ADDITION IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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