

UNOFFICIAL COPY

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS, that I, JEFFREY W. KUMATAKA, a legal resident of FURUBA, Tokyo, Japan, and presently stationed or residing at Yokota Air Base, Japan

dealing to execute a SPECIAL POWER OF ATTORNEY, do hereby appoint WILSON KUMATAKA, whose address is 3339 N. Ridgeway Avenue, Chicago, IL 60657

my Attorney-in-Fact to act as follows. GRANTING unto my said Attorney full power to: See and convey all the real property and real estate situated in Chicago, Illinois, commonly known and described as a 3-story apartment building located at 3339 N. Ridgeway Avenue, Chicago, Illinois and a 2-story building located at 3654 W. Cornelia Avenue, Chicago, Illinois, which I now own or to which I am entitled or any part or parts thereof, for such price or prices and on such terms as my said Attorney-in-Fact shall think best, and to execute, acknowledge, and deliver good and sufficient deeds and conveyances for the same, either with or without covenants and warranty, and generally to act in the premises as effectually as I could do if personally present, hereby ratifying and confirming all that my said Attorney-in-Fact shall lawfully do by virtue hereof. //END//

All business transacted by means of this power shall be transacted in my name, and all indorsements and instruments executed by my said attorney shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact."

TERMINATION: Unless sooner revoked or terminated by me, this Special Power of Attorney shall become NULL and VOID from and after 31 December, 1994

Other: This power of attorney shall remain valid in the event that I become disabled or incapacitated. //END//

Notwithstanding my insertion of a specific expiration date herein, if on the date specified expiration date I shall be, or have been, carried in a military status of "missing," "missing in action" or "prisoner of war," then this power of attorney shall automatically remain valid and in full effect until sixty (60) days after I have returned to United States Military control following termination of such status. This power of Attorney shall not be affected by the disability of the principal.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of March, 1993

Signature of Principal: JEFFREY W. KUMATAKA (Principal's Signature)

WITNESSES: Alan W. Schmitt (Name), 3654 W. Cornelia (Address), Chicago, IL 60617

COOK COUNTY, ILLINOIS FILED FOR RECORD

IF ACKNOWLEDGED BEFORE A NOTARY PUBLIC

03 APR 6 PM 1:04

99253464

Date of Notary Public in and for the County (City) (Parish) and State, do hereby certify that on day of 19 before me personally appeared and signed and executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and official seal this day and year above.

My Commission Expires:

(Notary Public)

BOX 333

# UNOFFICIAL COPY

1. SALE OF REAL PROPERTY. Sell and convey in fee my property located at (street address) and being described as (legal description). For such amounts as my Attorney-in-Fact deems advisable (but for not less than \$ \_\_\_\_\_)

2. LEASE OF REAL PROPERTY. Enter upon and take possession of the following described property, together with all improvements thereon (hereinafter called "premises"), to lease the same upon terms acceptable to my Attorney-in-Fact (but in no event shall the term be less than \_\_\_\_\_ per month) to collect and deposit to my credit the income therefrom, and to manage and operate the premises and improve same thereon.

3. MENTAL OR BOUTABLE HOUSING. Provide rental of suitable housing for me and my family (including my spouse and children) in or near (name of community) and to use (number and kind of dwelling as to type of housing and amount of rental) subject to local laws relating to the rental of housing and applicable regulations of government and national and to arrange and carry out this power of attorney.

4. SALE OF REAL PROPERTY. Buy and convey in fee my property located at (street address) and being described as (legal description). For such amounts as my Attorney-in-Fact deems advisable (but for not less than \$ \_\_\_\_\_)

5. PURCHASE OF REAL PROPERTY (if I am) (to be made for me in my name or my Attorney-in-Fact and documents, including those

6. REGISTRATION OF MOTOR VEHICLE. Register, in my name, my (here describe the vehicle), in the state of \_\_\_\_\_ of said motor vehicle.

7. SALE OF MOTOR VEHICLE. Sell, in my name, (for such price as my Attorney-in-Fact deems best) (for not less than \$ \_\_\_\_\_ my (describe vehicle), to transfer (the vehicle), and to do any acts necessary to renew or cancel, in my name, the registration and/or insurance of said motor vehicle.

8. REGISTRATION OF MOTOR VEHICLE. Register, in my name, my (here describe the vehicle), in the state of \_\_\_\_\_ of said motor vehicle.

9. SHIPMENT OF MOTOR VEHICLE. Transfer my (describe vehicle) to \_\_\_\_\_ for shipment to \_\_\_\_\_ and execute any documents necessary to effect such shipment.

### SUGGESTED CLAUSES

1. SHIPMENT OF HOUSEHOLD GOODS. Take possession, order the removal, and shipment of any of my household goods from or to any base, warehouse or other place of storage or use, governmental or private, and to execute and deliver any receipt or other instrument necessary or convenient for such purpose.

2. RENTAL OF BOUTABLE HOUSING. Provide rental of suitable housing for me and my family (including my spouse and children) in or near (name of community) and to use (number and kind of dwelling as to type of housing and amount of rental) subject to local laws relating to the rental of housing and applicable regulations of government and national and to arrange and carry out this power of attorney.

3. MENTAL OR BOUTABLE HOUSING. Provide rental of suitable housing for me and my family (including my spouse and children) in or near (name of community) and to use (number and kind of dwelling as to type of housing and amount of rental) subject to local laws relating to the rental of housing and applicable regulations of government and national and to arrange and carry out this power of attorney.

4. SALE OF REAL PROPERTY. Sell and convey in fee my property located at (street address) and being described as (legal description). For such amounts as my Attorney-in-Fact deems advisable (but for not less than \$ \_\_\_\_\_)

5. PURCHASE OF REAL PROPERTY (if I am) (to be made for me in my name or my Attorney-in-Fact and documents, including those

### GENERAL GUIDANCE

1. ADVICE OF COUNSEL. A power of attorney should be executed only after a legal representative of the grantor has been consulted and the grantor has been advised of the execution of such a document.

2. TERMINATION. When a power of attorney may be terminated by expiration of the writing, by a written revocation, or by the expiration of a specified date, the power of attorney is a general power of attorney. When a power of attorney is terminated by expiration of the writing, by a written revocation, or by the expiration of a specified date, the power of attorney is a general power of attorney.

3. WITNESSES AND ACKNOWLEDGMENT. Although it is not always necessary, the better practice is to have the grantor's signature witnessed by two witnesses and acknowledged by an authorized official (See ARK 118-1). Whenever possible, the acknowledgment should be by a public official. Consult state law on requirements for witnessing and acknowledgment powers to convey real estate.

4. FEDERAL INCOME TAX RETURN. The form shall permit a person to designate another to represent him/her with respect to certain tax matters if (1) the taxpayer is ill or injured and thereby unable to file a return, (2) the taxpayer is continuously outside the United States for at least 90 days prior to the time the return is due, or (3) the grantor authorizes the taxpayer in writing upon a showing of good cause that an agent for the taxpayer is necessary.

5. THE STATE AUTHORITY CONTAINED IN 10 U.S.C. 926 FOR MILITARY PERSONNEL TO GET AS NOTARIES HAS BEEN CHANGED TO 10 U.S.C. 1014A.

IF ACKNOWLEDGED BEFORE A MILITARY PERSON AUTHORIZED TO ADMINISTER OATHS

See ARK 118-1 for military provisions authorizing Armed Forces Personnel to perform Notarial Acts and for instructions on completing certificate of acknowledgment.

2025-01-15 10:30 AM

# UNOFFICIAL COPY

9 3 2 1 7 1 2 1

## EXHIBIT A

Lot 13 and the East 5 feet of Lot 12 in the  
Subdivision of Block 3 in Turck's Resubdivision  
of Block 12 in K.C. Jones' Subdivision of the  
North Half of the South West Quarter of Section 23,  
Township 40 North, Range 13, East of the Third  
Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 13-23-308-021

Address of Real Estate: 3654 W. Cornelia, Chicago, IL 60618

93253464

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11-11-2011