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1999-06-24 12:44:56
Cook County Recorder 59.00

755 ILCS 45/3-3
(Formerly cited as IL ST CH 110 1/2 803-3)
Chapter 755. Estates
Act 45. Illinois Power of Attorney Act
Article III. Statutory Short Form Power of Attorney for Property
Current through P.A. 89-456, approved 5/21/96



**ILLINOIS STATUTORY SHORT FORM
POWER OF ATTORNEY FOR PROPERTY**

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NO CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART. THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

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No Abstract

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POWER OF ATTORNEY made this 8th day of June, 1999.

1. I, Marlene Koski, residing at 1530 North Dearborn, Unit 8S, Chicago, Illinois 60610, County of Cook, State of Illinois, hereby appoint:

Richard Koski
1430 North Dearborn, Unit 8S
Chicago, Illinois 60610
County of Cook

Initialed: MC

BOX 333-CT1

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Power of Attorney

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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:

- (a) Real estate transactions
Specifically, entering into such agreements, and executing all documents which may be necessary, in the discretion of my Agent
 - i) for consummation of the sale of that parcel of property commonly known as 1530 North Dearborn, Unit 8S, Chicago, Illinois 60610, County of Cook, the legal description of which is appended hereto as Exhibit A; and
 - ii) for the consummation of the purchase of that parcel of property commonly known as 814-822 West Hubbard, # 8224, Chicago, Illinois, County of Cook, the legal description of which is appended hereto as Exhibit B, including the execution of all loan documents pursuant to the mortgage loan with Prism in connection with the purchase of that property.
- (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

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Power of Attorney

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- (l) Business operations
- (m) Borrowing transactions
Specifically, entering into such agreements, and executing all documents which may be necessary, in the discretion of my Agent, for the consummation of the mortgage loan previously described in paragraph (a) above.
- (n) Estate transactions
- (o) All other property powers and transactions

As the foregoing items relate to the sale and purchase of the properties described in paragraph (a) above.

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

3. In addition to the powers granted above, I grant my Agent the following powers (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):

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 my 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 agents under this power of attorney.

6. This power of attorney shall become effective on the date hereof.

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7. This power of attorney shall terminate on the sooner of (a) the consummation of the purchase of said real property or (b) one (1) year from the date hereof.

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.

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.

Signed: Marlene Koski
Marlene Koski

I certify that the signature of my Agent is correct

Richard W. Koski
Agent

Marlene Koski
Principal

State of Illinois)
)
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that Marlene Koski, 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 and certified to the correctness of the signatures of the Agent.

Dated: June 29, 1999

(Notary Seal) Nancy R Lloyd
Notary Public

Initialed: MC



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This document was prepared by:

Kubasiak, Cremieux, Fylstra, Reizen & Rotunno, P.C.
Two First National Plaza
20 South Clark Street
29th Floor
Chicago, Illinois 60603
(312) 630-9600
(312) 630-7939 (Facsimile)

45/3-3. Statutory short form power of attorney for property

3-3. Statutory short form power of attorney for property. The following form may be known as "statutory property power" and may be used to grant an agent powers with respect to property and financial matters. When a power of attorney in substantially the following form is used, including the "notice" paragraph at the beginning in capital letters and the notarized form of acknowledgment at the end, it shall have the meaning and effect prescribed in this Act. The validity of a power of attorney as meeting the requirements of a statutory property power shall not be affected by the fact that one or more of the categories of optional powers listed in the form are struck out or the form includes specific limitations on or additions to the agent's powers, as permitted by the form. Nothing in this Article shall invalidate or bar use by the principal of any other or different form of power of attorney for property. Nonstatutory property powers must be executed by the principal and designate the agent and the agent's powers, but they need not be acknowledged or conform in any other respect to the statutory property power.

Initialed: 

EXHIBIT B

UNIT NUMBER 822-4 IN THE HALSTED HUBBARD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 4, 5, 6 AND 7 IN RESUBDIVISION BY ALICE FLEMING AS TRUSTEE OF LOTS 9, 10 AND 11 IN BLOCK 16 IN OGDEN'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08168511, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P--4, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 08168511.

Pin# 17-08-253-013
17-08-253-014
17-08-253-015

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