



Gordon Watts <gww1210@gmail.com>

Paul, this is Gordon, again... Something odd's happening...

Gww1210@aol.com <Gww1210@aol.com>

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To: plshelton@sbcglobal.net

Cc: Gww1210@aol.com, gww1210@gmail.com

Paul:

You said something that had me confused earlier: [""But in reality, he gave her POA and she had right to alter deed, even date, "forge" it or sign properly as attorney in fact. That is the judges point.""]

First off, I looked at the POA Richard signed, and it was a 'Limited' POA, limited solely to a sale (not a quit claim deed, or giving away the property for Free without consideration eg payment).

But even aside from that, you were WRONG in your claims that Erika Rhone could forge someone's signature using a POA as authorisation -- PROOF:

"When signing contracts on behalf of your principal, **sign your own name**. After signing your name, print your name then, "As POA for" or "As Agent for" followed by the name of your principal." <http://legalbeagle.com/5154849-sign-power-attorney.html>

"There are some legal regulations and some institutional rules about the "proper" form of signature for an agent empowered by a durable power of attorney. But the overriding legal control is that you must make clear that you are one person who is empowered to sign on behalf of another" **as opposed to attempting to forge the signature as wholly your own**. The American Bar Association sanctions two ways that an agent can sign. If you are Jane Doe empowered as the agent for Dorothy Doe, for example, you could sign either as: "Dorothy Doe, by Jane Doe under Power of Attorney" or "Jane Doe, attorney-in-fact for Dorothy Doe." Either should pass legal muster for some situations." <https://www.caring.com/questions/how-to-sign-documents-as-power-of-attorney>

"How to Sign as Power of Attorney

When you sign a document as someone's attorney-in-fact, your signature needs to make it clear that you—not they—are signing the document and that you are acting under the authority of a power of attorney." <https://www.legalzoom.com/articles/how-to-sign-a-power-of-attorney-document-for-someone>

"When signing on behalf of a Grantor as Attorney-in-Fact, you should always sign YOUR OWN NAME, followed by the words "Power of Attorney".

Do NOT sign the Grantor's name — EVER!

By signing your own name with the words "Power of Attorney" after your name to any contract or other legal document, the person receiving the documents signed by you on behalf of the person who granted you the Power of Attorney understands exactly what is being provided." <http://www.standardlegal.com/blog/if-i-have-power-of-attorney-how-do-i-sign-legal-documents-on-behalf-of-my-grantor>

**** See also pages 13-14 of this 90-page PDF, where Lisa Vitek notarised the July 09, 2006 Warranty Deed that you say Erika Rhone was able to forge. Since you were the one who prepared this document, you are involved somehow. But Ms. Vitek did not notarize it properly (see below), and it**

was not even signed correctly (see above).

"How do I notarize the signature of someone acting as an attorney in fact?"

An attorney in fact typically signs a document with two names: the attorney in fact's own name and the name of the principal. For example, if John Doe is acting as attorney in fact for Mary Sue, he could sign like this:

"John Doe, attorney in fact for Mary Sue, principal"

Or,

"Mary Sue, by John Doe, attorney in fact"

In this case, John Doe is the person appearing before you and signing the document, but doing so on behalf of Mary Sue. Because John Doe is the only person who is physically present and signing, you would write John Doe's name as the signer in the appropriate parts of the certificate wording (for example, "... personally appeared before me **John Doe**, who acknowledged ...")." [https://www.nationalnotary.org/notary-bulletin/blog/2015/](https://www.nationalnotary.org/notary-bulletin/blog/2015/09/how-to-handle-notarization-attorney-in-fact)

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All this suggests that you could be vulnerable to criminal charges. While I disagree with you on some points, I don't think you're as guilty as what you were portrayed, but when you ignore my suggestion to come clean where I feel you were guilty of small issues (notarising something after the fact), you are shooting yourself in the foot, and reducing the chances you'll get a fair shake. Illinois is corrupt, but not as bad as Florida - my home state - trust me! *Take heart and have hope - and do the right thing, whatever it may be.*

Gordon

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