

# UNOFFICIAL COPY

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National Title

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2000-08-01 10:48:33  
Cook County Recorder 27.50



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## 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 not 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 (see the back of this form). That law expressly permits the use of any different form or 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.)

Power of Attorney made this 13th day of July, 2000

1. We/I, Jack T. Wagler and Catherine J. Wagler, hereby appoint: Gregory A. Braun, 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 / 1031 Tax Transactions

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

The Agent's power is limited to signing any and all lender documents, notes, mortgages and title company forms & tax forms of all types concerning the closing of the property commonly known as: 400 W. Ontario, Chicago, IL.

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

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.

5. My Agent shall be entitled to reasonable compensation for services rendered as Agent under this Power of Attorney.

6. (X) This Power of Attorney shall become effective 7-13-00

7. (X) This Power of Attorney shall terminate 8-30-00

8. If any Agent named by 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: Michael H. Ezgur.

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: X [Signature] (Jack T. Wagler)

Signed: X [Signature] (Catherine J. Wagler)

Witness  Mark McCall

Print name: Mark McCall

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED)

State of Illinois <sup>N.C.</sup> )  
                  Mecklenburg ) SS.  
County of Cook )

The undersigned, a notary public in and for the above county and state, certifies that Jack T. Wagler and Catherine J. Wagler, 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 signature(s) of the Agent(s)).

Dated: 7/13/00

Nancy K. Kerkhoff  
Notary Public

My Commission Expires: Feb 27, 2001

This document was prepared by:

EZGUR WALLACH & BRAUN, P.C., 25 E. Washington St., #225, Chicago, IL 60602



UNIT 701 AND PARKING SPACE P-106 IN 400 WEST ONTARIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

## PARCEL 1:

LOTS 8 THRU 14 BOTH INCLUSIVE IN YOUNGS SUBDIVISION OF PART OF KINGSBURY TRACT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE EAST 235 FEET OF THAT PART OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 1 TO 10 IN YOUNG'S SUBDIVISION OF PART OF THE KINGSBURY TRACT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THE EAST 235 FEET OF THE SOUTH 9 FEET OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF CHICAGO RIVER) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

THE SOUTH HALF OF THE 18 FOOT ALLEY LYING NORTH OF AND ADJOINING LOT 9 AND LYING BETWEEN THE EAST AND WEST LINES OF SAID LOT 9 EXTENDED NORTH, IN BLOCK 11 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

THE WEST 135 FEET OF THE EAST 370 FEET OF SOUTH 9 FEET OF LOTS 1, 2 AND 3 IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF CHICAGO RIVER) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 6:

THE WEST 135 FEET OF THE EAST 370 FEET OF THAT PART OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 1 TO 15 IN YOUNG'S SUBDIVISION OF PART OF THE KINGSBURY TRACT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, 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 DECEMBER 29, 1999 AS DOCUMENT NUMBER 09202758, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-09-500-007, 17-09-127-021, 17-09-127-022