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2000-08-03 11:23:41 Cook County Recorde 51 00

POWER OF ATTORNEY

T.O. #14780 200

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- I, BLAISE D'SYLVA, of Chicago, Illinois, the undersigned, hereby appoint my wife, Joanna D'Sylva of Chicago, Illinois, as my true and lawful attorney-in-fact (my agent) for me and in my name, place and stead, and for my use and benefit, and to do any act and every act which I may legally do through my attorney, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all Amendments) in regard to the sale of UNIT #4A, 845 W. ALTGELD ST., CHICAGO, ILLINOIS, and in particular:
- a) To retain, hire, and employ a real estate agent, broker, or service who shall assist in locating potential purchasers for the above-described premises; and in so doing, to execute, sign, and deliver, in my name, any and all listing agreements, extensions of listing agreements, descriptions, and information sheets, to authorize payment or, and in fact pay, a reasonable commission to said real estate agents, brokers, or services, and provide any and all necessary information thereto;
- b) To set a sales price for the above-premises which in good faith, my attorney-in-fact believes to be fair and reasonable; and to alter, change, and negotiate (nat sales price for the purposes of consummating the sale and conveyance of the above-premises;
- c) To enter into a Real Escate Sales Contract with any potential purchaser who, in the good faith belief of my attorney-infact, offers the terms, conditions, and purchase price most favorable to the consummation of the sale and conveyance of the above-premises; and in so doing, to execute, sign, and deliver, in my names, any and all offers, thereby creating a contract, riders, or other documents and papers required in this transaction;
- d) To do any act as required by said Real Estate Sales Contract, including the payment of points to the purchasers, the purchase of title insurance, the purchase of the survey, the authorization of prorations, the setting of the closing date, and other things necessary to consummate said sale and conveyance:
  - e) To retain legal counsel relative to said sale;
- f) To execute, sign, and deliver, in my name, any Deed to said property, any Affidavits of Title, any Bills of Sale, any State, County, and Municipal Real Estate Transfer Tax Declarations;
- g) To execute, sign, and deliver, in my name, any documents or papers required by the Title Insurance Company including, but not limited to, ALTA statements, Closing Statements, Disbursement Agreements, etc.;

(BOX 251)

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- h) To attend the closing of said transaction; and in so doing, make any reasonable decisions relative to the above-premises which are required to be made at, or before, the date of closing;
- i) To collect all checks, notes, or monies payable to me, and to endorse my name upon any checks, notes, drafts or monies payable to me; or alternatively, to deposit any checks or monies in my name in any bank accounts which the attorney-in-fact does and transacts business;
- j) To conduct any business necessary to consummate the sale and conveyance of the above-premises including the payment of money, the drawing of checks, the signing of notes, and the making of payments for any expenses due and owing as a result of the sale and consummation of the above-premises;

All of the foregoing shall be done in the discretion of my attorney-in-fact, and all that my attorney-in-fact shall lawfully do regarding the sale and conveyance of the above-premises is hereby confirmed by virtue nergof. The rights, powers, and authority of my attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date of my signatures hereon appearing, and shall remain in full force and effect until I terminate this agreement with ten (10) days written notice to my attorney-in-fact, or until the sale and conveyance of said premises has been fully completed.

State of Illinois

)SS

County of Cook

The undersigned, a notary public in and for the above country and state, certifies that Blaise D'Sylva and Isabella Rafinska, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the additional witness 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:

1)

Notary

My commission expires 10-24-2003

"OFFICIAL SEAL" JOHN D. COLBERT Notary Public, State of Illinois

My Commission Expires 10-29-2003

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The undersigned witness certifies that Blaise D'Sylva and Isabella Rafinska known to me to be that same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory.

Dated: (Seal)

Witness

Prepared and send to:

John D. Colbert & Associates

Box 251) 188 W. Randolph St., Suite #415

Chicago, IL 60601

PARCEL 1:

UNIT A-4 IN LINCOLN PARK PLACE CONDOMINIUM. AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN QUEENY'S SUBDIVISION OF LOTS 11. 12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29. TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT \*B" TO THE DICLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98-633672. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. IN COOK COUNTY, THE INCLE

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-12. A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DUCUMENT NUMBER 98-6336721

> ADDRESS OF PROPERTY: 845 W. ALTGELD, UNIT #4A DE CLOPA'S OFFICO CHICAGO, 17

TAX NUMBER: 14-29-424-001 & 002

A LOAT

ন্ধারত এই বিজ্ঞানী হাতি হৈছিল। ইংকারেশসালিকে সাহিত্য পরি করা করা করা হৈছিল। বিজ্ঞানী করা করা হৈছিল। ইংকারত হৈছিল। সমূদ্ধি বিজ্ঞানী হৈছিল। ইংকারে ইংকারে ইংকারিকে স্ট্রিকের করা হৈছিল। বিষয়ে বিজ্ঞান বিষয়ে বিজ্ঞা

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