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Cook County Recorder

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POWER OF ATTORNEY

T.O. #14787 DD

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 of, 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 that sales price for the purposes of consummating the sale and conveyance of the above-premises;

c) To enter into a Real Estate Sales Contract with any potential purchaser who, in the good faith belief of my attorney-in-fact, 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 257)

Handwritten initials or signature on the right margin.

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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: 7/10/00 (Seal)



Witness

Prepared and sent to:

John D. Colbert & Associates
188 W. Randolph St., Suite #415
Chicago, IL 60601

(Box 251)

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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 DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98-633672, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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 DOCUMENT NUMBER 98-633672.

ADDRESS OF PROPERTY: 845 W. ALTGELD, UNIT #4A
CHICAGO, IL

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

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