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ILLINOIS STATUTORY SHORT FORM
POWER OF ATTORNEY FOR PROPERTY

0338 32 001 Page 1 of 4
2000-11-13 16:38:41
Cook County Recorder 51.50

202857 MFC
[Handwritten signature]



POWER OF ATTORNEY made this 27th day of October, 2000.

1. I, Michael S. Pomerantz, the (the "Purchaser"), hereunder hereby appoint, Michael Sullivan, of the firm of Brown, Udell and Pomerantz of Chicago, Illinois as my attorney-in-fact (my "agent") to act for me 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:

to execute any and all documents pertaining to the purchase and closing of the property located at 1735 W. Diversey Unit 608/GU-43, (also known as "The Regal Lofts"), Chicago, Illinois.

2. 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 our agents may select, but such delegation may be amended or revoked by any agent (including any successor) named by us who is acting under this power of attorney at the time of reference.

3. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

4. This power of attorney shall become effective immediately

5. This power of attorney shall terminate on the complete closing of the sale of the above stated properties.

6. If a guardian of my estate (my property) is to be appointed, we nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

7. 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.

[Handwritten signature of Michael S. Pomerantz]

Michael S. Pomerantz

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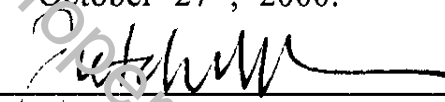
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State of Illinois)
)SS
County of Cook)

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The undersigned, a notary public in and for the above county and state, certifies that Michael S. Pomerantz, known to me to be the same persons whose names are subscribed to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as their 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: October 27 , 2000.

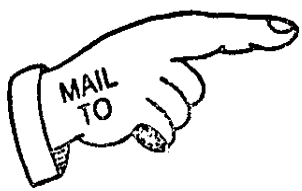

_____ Notary Public

My Commission expires 10-29-03

“OFFICIAL SEAL”
Gretchen R. Vaughn
Notary Public, State of Illinois
My Commission Expires: 10-29-03

This Document prepared by:

Mail to:



Brown, Udell & Pomerantz, Ltd.
2950 N. Lincoln Avenue
Chicago, Illinois 60657
(773/472-0565)

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LEGAL DESCRIPTION

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PARCEL A:

UNIT 608 AND PARKING UNIT GU-43 IN THE REGAL CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THE SOUTH LINE OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUETGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 1/2 OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET OF THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET

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OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSION OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT OF SAID WEST LINE OF THE EAST 15.32 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTWARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-⁹⁹ A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514.