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2000-03-10 15:09:06
Cook County Recorder 27.50



ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY 4

(2) (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 12 day of January, 2000

1. We/I, Andrea Cohen
hereby appoint: Matthew Cohen
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

Stewart Title
STCI 991092/3

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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):

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The Agent's power is limited to signing any and all documents, deeds and title company forms concerning the closing of the property commonly known as:

86 Andover Circle, Unit 31 and P-R, Northbrook.

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 1-12-2000

7. (X) This Power of Attorney shall terminate 2-12-2000

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:

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: Andrea Cohen

Andrea Cohen

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

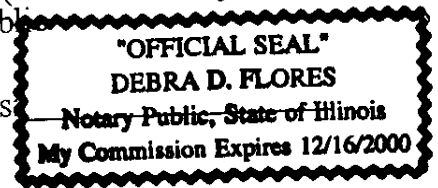
State of Illinois)
)
County of Cook) SS.

The undersigned, a notary public in and for the above county and state, certifies that Andrea Cohen 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: 1-12-2000

Debra D Flores
Notary Public

My Commission Expires



This document was prepared by: Return to

EZGUR WALLACH & BRAUN, P.C., 25 E. Washington St., #925, Chicago, IL 60602

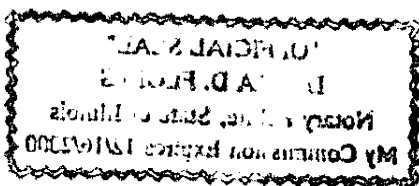


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01/26/2000

Property of Cook County Clerk's Office



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SCHEDULE A
ALTA Commitment
File No.: 99109

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LEGAL DESCRIPTION

The Southerly 45.83 feet of Lot 14 in The Ivy Club of Northbrook, being a subdivision of part of the Northwest quarter of Section 6, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded November 25, 1996 as document number 96895430, in Cook County, Illinois.

Property of Cook County Clerk's Office
04-06-112-064