

POWER OF ATTORNEY



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 Section 3-4 of this form). That law expressly permits the use of any different form of 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.

*2 Jm*

1 of 3  
GIT 4289242

KNOW ALL MEN BY THESE PRESENTS that the undersigned, residing at the address listed below, has(have) made, constituted and appointed DANIEL M. GREENBERG, 17900 Dixie Highway, Suite 11, of the Village of Homewood, County of Cook and State of Illinois, true and lawful ATTORNEY for the undersigned and in the name, place and stead of the undersigned to undertake and complete all acts necessary to sell, transfer and convey his or her real estate located at the address commonly known as:

**12223 South Emerald Avenue, Chicago, Illinois 60628**

(the legal description of which is on the reverse and made a part hereof) including, but not limited to, executing contracts, deeds, bills of sale, affidavits of title, mortgage company documents, FHA or VA documents, RESPA statements, title indemnity agreements, escrow agreements, transfer tax declarations, title company documents and any other closing documents necessary to effectuate the sale of the aforementioned real estate, giving and granting unto DANIEL M. GREENBERG, said ATTORNEY, full power and authority to do and perform each and every act whatsoever necessary to be done to accomplish the foregoing, to all intents and purposes as the undersigned might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that this appointed ATTORNEY or his substitute shall lawfully do or cause to be done by virtue hereof, said powers as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments).

IN TESTIMONY WHEREOF, I (We) have hereunto set my (our) hand(s) and seal(s) this 3<sup>rd</sup> day of January, 2002.

ADDRESS:

1949 E. 171<sup>st</sup> Street, South Holland, IL 60473

*Frances B. Culpepper*  
FRANCES B. CULPEPPER

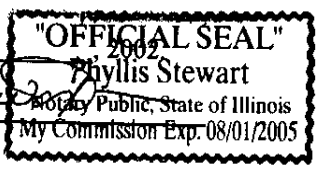
# UNOFFICIAL COPY

State of Illinois, County of Cook, ss. The undersigned, a Notary Public in and for said County and State, certifies that the above named person(s) known to me to be the same person(s) whose name(s) is(are) subscribed as principal(s) 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(s), for the uses and purposes therein set forth.

Given under my hand and official seal, this 3<sup>rd</sup> day of January

Commission expires August 1, 2005

Phyllis Stewart  
NOTARY PUBLIC



The undersigned witness certifies that the above named person(s), known to me to be the same person(s) whose name(s) is (are) subscribed as principal(s) 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(s), for the uses and purposes therein set forth. I believe him, her or them to be of sound mind and memory.

Dated: Jan 3<sup>rd</sup>, 2002.

Margaret [Signature] Witness

## LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 39 AND ALL OF LOT 40 IN BLOCK 38 IN THE RESUBDIVISION OF PART OF WEST PULLMAN ACCORDING TO PLAT THEREOF RECORDED DECEMBER 19, 1882 AS DOCUMENT 1786313 IN BOOK 56 OF PLATS, PAGE 32, BEING THE WEST PULLMAN, A SUBDIVISION IN THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-28-125-007

Address of Real Estate: 12223 S. Emerald Avenue, Chicago, Illinois 60628

MAIL TO: DANIEL M. GREENBERG, CHTD.  
17900 DIXIE HIGHWAY - SUITE 11  
HOMERWOOD, IL 60430

This instrument prepared by: Daniel M. Greenberg  
Law Offices Daniel M. Greenberg, Chartered  
17900 Dixie Highway, Suite 11  
Homewood, IL 60430-1754

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