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2002-04-12 09:58:31  
Cook County Recorder 25.50

ILLINOIS DURABLE  
POWER OF ATTORNEY  
FOR PROPERTY



0020422819

Mail to:

Anastasios Ziabaras  
7850 N. Octavia  
Niles, IL 60714

203840

MERCURY TITLE COMPANY, LLC *of 3/18*

RECORDER'S STAMP

POWER OF ATTORNEY made this 8<sup>th</sup> day of April, 2002

1. I (we), <sup>↓</sup>Anastasios Ziabaras and John Ziabaras hereby appoint Vasiliki Ziabaras, as our attorney-in-fact (our "Agent") to act for us and in our names (in any way we could act in person) with respect to transactions relating to Real Property commonly known as 8255 N. Know, #2S, Skokie, IL (the "Property") and legally described as:

[SEE EXHIBIT "A", ATTACHED HERETO]

2. I (we) grant my agent the following specific powers with respect to the Property:

a) to make, execute and deliver any, note, mortgage or other undertaking and all ancillary documents required by any lender, along with any incidental covenants or warranties, relating to the financing of the purchase of the Property, and to make any and all necessary changes or additions to any such note, mortgage or other undertaking;

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b) to enter upon and take possession of the premises, including, but not limited to, any buildings or other structures located on the Property;

c) to obtain insurance of any kind, nature or description whatsoever on any of the Property and/or in connection with the management, use or occupation thereof and/or on any personal property belonging to me (us) on such Property and/or relating to the rents, issues and profits arising therefrom, and to make, execute and file claims and/or proofs of all losses sustained or claimable thereunder, and all other related instruments, and to make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise:

d) to demand, sue for, collect, recover and receive all goods, claims, debts, monies, interests and demands whatsoever now due, or that may hereafter be due or belong to me (us) including the right to institute any action, suit or legal proceeding at law

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or in equity for the recovery of any such Property or any portion thereof which I (we) may be entitled to possess), and to make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise;

e) to defend, settle, adjust, submit to arbitration and compromise all actions, suits, accounts, claims and demands whatsoever with respect to the Property which now are, or hereafter may be, pending between me (us) and any person, firm, association, corporation or other entity in such manner and in all respects as my (our) attorney shall think fit:

f) to hire accountants, attorneys at law, clerks, inspectors, appraisers, brokers, workmen and others, and to remove them, and to pay and allow to the persons so employed such salaries, wages or other remuneration as my (our) attorney shall think fit with respect to the Property;

g) to constitute and appoint one or more attorneys for me (us) with full power of revocation; and

h) without in any way limiting the foregoing, generally to do all other things reasonably necessary to maintain the Property and ultimately to convey it or to lease said Property if necessary or do any other necessary act relating to the Property.

3. I (we) specifically authorize my agent to direct the title insurance company, if any, involved in, any purchase transaction relating to the Property to pay any amount necessary to close such transaction, and to establish any escrow account with any lender with which we may have a mortgage loan. By reason of the foregoing, my attorney shall be the real party in interest for all purposes, including, but not limited to any federal, state or local tax and information reporting requirements.

I (we) do hereby ratify and confirm all acts whatsoever that my (our) attorney shall do or cause to be done relating to the Property by virtue of this Power of Attorney. To induce any third party to act hereunder, I (we) hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination shall have been received by such third party; and I (we) for myself (ourselves) and for my (our) heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied upon the provisions of this Power of Attorney.

4. My (our) 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 Agent may select, but such delegation may be amended or revoked by

