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2002-10-03 15:41:19

Cook County Recorder 58.50



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# ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(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 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.)

*Handwritten initials/signature*

POWER OF ATTORNEY made this 15th day of August, 2002  
(month) (year)

I, Nikki W. Stein of 1716 E. 54th Street, Chicago, Illinois  
(insert name and address of principal)

hereby appoint: Fredric Stein of 1716 E. 54th Street, Chicago, Illinois  
(insert name and address of agent)

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:

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) ~~Stock and bond transactions.~~ XXX
- (d) Tangible personal property transactions.
- (e) ~~Safe deposit box transactions.~~
- (f) ~~Insurance and annuity transactions.~~
- (g) ~~Retirement plan transactions.~~
- (h) Social Security, employment, and military service benefits.
- (i) Tax matters.
- (j) ~~Other matters.~~ XXX
- (k) ~~Other matters.~~ XXX
- (l) Business operations.
- (m) Borrowing transactions.
- (n) Estate transactions.
- (o) All other property powers and transactions.

1st AMERICAN TITLE order # 153129  
1 of 2

PREPARED BY AND MAIL TO:  
NIKKI W. STEIN  
1716 E. 54th St.  
CHICAGO, IL. 60615

Send To

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

The powers granted herein are specifically limited to matters relating

the real property located at 2507 N. Sacramento, Chicago, Illinois 60647

and North Star Trust Company Land Trust 2336 f/k/a Midtown Bank Land Trust #2336.

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

(YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

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.

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

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

(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

6. (X) This power of attorney shall become effective on August 15, 2002

(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)

7. (X) This power of attorney shall terminate on January 15, 2003

(insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

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8. If any agent named by me 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.

(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

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 Nikki W. Stein  
(principal)

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)

Specimen signatures of agent  
(and successors)

I certify that the signatures of my agent  
(and successors) are correct.

\_\_\_\_\_  
(agent)  
\_\_\_\_\_  
(successor agent)  
\_\_\_\_\_  
(successor agent)

\_\_\_\_\_  
(principal)  
\_\_\_\_\_  
(principal)  
\_\_\_\_\_  
(principal)

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.)

State of Illinois )  
County of Cook ) SS.

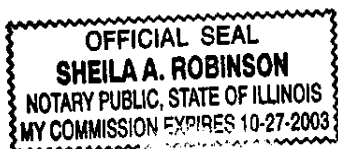
Rachael Hartoff

The undersigned, a notary public in and for the above county and state, certifies that Nikki W. Stein, known to me to be the same person whose name is subscribed as principal 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, for the uses and purposes therein set forth, (and certified to the correctness of the signature(s) of the agent(s)).

Dated: 8/19/02  
(SEAL)

Sheila A. Robinson  
Notary Public

My commission expires: 10/27/03



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## ALTA Commitment Schedule C

File No.: 153124

### Legal Description:

Parcel 1: A parcel of land in the west 1/2 of the southwest 1/4 of section 12, township 38 north, range 14 east of the third principal meridian, in the city of Chicago, Cook County, Illinois, being a part of a tract of land comprising the south 10 feet of lot 3 and all of lots 4 through 8, both inclusive, in Sisson's Lake Shore addition recorded May 31, 1917 as document 6123846, in Cook County, Illinois, said parcel being more particularly described as follows: beginning at a point in the east line of a 16.00 feet wide public alley a distance of 268.76 feet north of the southwest corner of said lot 8, thence continuing north 00 degrees 00 minutes 00 seconds east along said east line a distance of 31.24 feet to a point in the north line of the south 10.00 feet of lot 3, thence north 89 degree 56 minutes 07 seconds east along said north line a distance of 65.88 feet to a point, thence south 00 degree 00 minutes 00 seconds west a distance of 31.51 feet to a point, thence north 89 degrees 49 minutes 36 seconds west a distance of 65.88 feet to the point of beginning.

### Parcel 2:

Easement in favor of parcel 1, as created by declaration of covenants, conditions, restrictions, and easements for 5350 south shore drive townhomes dated December 29, 1997 and recorded January 7, 1998, as document 98015288, made by Cosmopolitan Bank and Trust, as trustee, under trust agreement dated January 15, 1997 and known as trust number 30517, for common area garden over the following described legal description: a parcel of land in the west 1/2 of the southwest 1/4 of section 12, township 38 north, range 14 east of the third principal meridian, in Cook County, Illinois, being a part of a tract of land comprising the south 10.00 feet of lot 3 and all of lots 4 through 8, both inclusive, in Sisson's lake shore addition recorded May 31, 1917, as document 6123846, in Cook County, Illinois, said parcel being more particularly described as follows: beginning at a point in the south line of said lot 8, a distance of 157.00 feet west of the southeast corner of said lot 8, thence north 00 degrees 00 minutes 00 seconds east, a distance of 30.53 feet to a point, thence south 89 degrees 49 minutes 36 seconds west a distance of a 5.00 feet to a point thence north 00 degrees 00 minutes 00 seconds west, a distance of 237.96 feet to a point, thence north 89 degrees 49 minutes 36 seconds east a distance of 237.96 feet to a point, thence 89 degrees 49 minutes 36 seconds east a distance of 5.88 feet to a point, thence north 00 degrees 00 minutes 00 seconds east, a distance of 31.51 feet to a point on the north line of the south 10 feet of lot 3, thence north 89 degrees 56 minutes 07 seconds east along said north line, a distance of 14.03 feet to a point, thence south 00 degrees 00 minutes 00 seconds west, a distance of 31.67 feet to a point, thence south 89 degrees 54 minutes 36 seconds east, a distance of 6.00 feet to a point, thence south 00 degrees 00 minutes 00 seconds west a distance of 8.00 feet to a point, thence north 89 degrees 54 minutes 36 seconds west a distance of 8.00 feet to a point, thence south 00 degrees 00 minutes 00 seconds west, a distance of 29.63 feet to a point on south line of said lot 8, thence south 89 degrees 56 minutes 07 seconds west along said south line of said lot 8, a distance of 13.00 feet to the point of beginning, and for common area ingress and egress over the following described legal description: a parcel of land in the west 1/2 of the southwest 1/4 of section 12, township 38 north, range 14 east of the third principal meridian, Cook County, Illinois, being a part of a tract of land comprising the south 10.00 feet of lot 3, and all of lots 4 through 8, both inclusive, in Sisson's lake shore addition recorded may 31, 1917, as document 6123846, in Cook County, Illinois, said parcel being more particularly described as follows: beginning at a point in the south line of said lot 8, a distance of 81.00 feet west of the southeast corner of said lot 8, thence north 00 degrees 00 minutes 00 seconds east, a distance of 284.32 feet to a point, thence south 89 degrees 56 minutes 07 seconds west a distance of 8.24 feet to a point, thence north 00 degrees 00 minutes 00 seconds east a distance of 15.68 feet to the point on the north line of the south 10.00 feet of said lot 8, thence north 89 degrees 56 minutes 07 seconds east along said north line a

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distance of 8.24 feet to a point, thence south 00 degrees 00 minutes 00 seconds west a distance of 11.30 feet to a point, thence north 00 degrees 00 minutes 00 seconds east a distance 25.69 feet to a point, thence north 00 degrees 00 minutes 00 seconds east a distance of 11.40 feet to the point on the north line of the south 10.00 feet of said lot 8, thence north 89 degrees 56 minutes 07seconds east along said north line a distance of 7.78 feet to a point, thence south 00 degrees 00 minutes 00 seconds west to a distance of 16.01 feet to a point , thence south 00 degrees 00 minutes 00 seconds west a distance of 12.38 feet to a point, thence south 00 degrees 00 minutes 00 seconds west a distance of 134.10 feet to a point, thence south 89 degrees 53 minutes 38 seconds east a distance of 30.07 feet to a point, thence south 00 degrees 00 minutes 00 seconds west a distance of 8.00 feet to a point, thence north 89 degrees 53 minutes 38 seconds west a distance of 30.07 feet to a point, thence south 00 degrees 00 minutes 00 seconds west a distance of 141.89 feet to the point on the south line of said lot 8, thence west along the south line of said lot 8, a distance of 20.00 to point of beginning.

Property of Cook County Clerk's Office

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