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2002-12-16 08:33:45

Cook County Recorder

36.50

256605



Property of Cook County

STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1920
CHICAGO, IL 60602

STATUTORY PROPERTY OWNER

TP
DR

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") SPECIFIC POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. 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 NO CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE EDUCATION 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 IS A PART 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.)

POWER OF ATTORNEY made this 18th day of November, 2002.

1. I, Duc Viet Ho of the City of Chicago, State of Illinois, hereby appoint David Nguyen, of the City of Chicago, State of Illinois, as my attorney(s)-in-fact (my "agent") to act for me and in my name(s) (in any way we 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.

2. The powers granted to my attorneys-in-fact by this statutory power shall be for any transaction of real estate including but not limited to the purchase and execution of the purchase of the property commonly described as 5415 N. Sheridan #3801 and legally described as follows:

Legal Description attached hereto as Exhibit A

(b) Financial Institution Transactions.

3. In addition to the powers granted above, I grant my agent all of the following powers:

(a) to negotiate, approve and complete the Purchase of the above referenced property and the closing for same. This includes signing all sales contracts, riders and amendments;

(b) review of all closing documents for the property described



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above and any other property which may be involved;

(c) signing and execution of all closing documents, including but not limited to, the real estate contract, closing statements, deed, Mortgage or Promissory Note, Mortgage or Trust Deed, Truth in Lending Statement, all required lender documents, all HUD and/or FHA documents, ALTAs, Respa Statement, affidavits, Trust Papers, condominium association documents and any other closing documents and other papers necessary to sell the property described above. Additionally, to sign a mortgage or other papers to waive any right of homestead and to endorse any drafts or checks necessary to complete the transaction.

d) To negotiate purchase by Articles of Agreement and to execute all documents necessary to complete the initial and final closings for the execution of the contract for articles of agreement, including, but not limited to the contract, Closing statements, ALTA statements, Respa statements and any other papers necessary to complete said transaction.

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 agents (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.

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The undersigned witness certifies that Duc Viet Ho Known to me to be the same persons whose names are subscribed as principals 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 principals, for the uses and purposes therein set forth. I believe him and her to be of sound mind and memory.

Dated: 18th November, 2002

Quynh A
Witness

THIS DOCUMENT WAS PREPARED BY:

Jeffrey S. Evens, Esq.
Attorney at Law
5613 N. Winthrop, 2B
Chicago, IL. 60660
(773) 907-0207

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ALTA COMMITMENT
Schedule A - Legal Description
File Number: TM79026
Assoc. File No: 256605

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STEWART TITLE
GUARANTY COMPANY
HEREIN CALLED THE COMPANY

21384330

COMMITMENT - LEGAL DESCRIPTION

Unit 3801 together with its undivided percentage interest in the common elements in the Park Tower Condominium, as delineated and defined in the Declaration recorded as document number 24874698, in Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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STEWART TITLE GUARANTY
COMPANY

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