

02-05255

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Cook County Recorder 32.50

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AFTER RECORDING MAIL TO:

ABN Amro



DURABLE POWER OF ATTORNEY IN  
ACCORDANCE WITH THE ILLINOIS  
STATUTORY SHORT FORM POWER OF  
ATTORNEY FOR PROPERTY

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
ROLLING MEADOWS

RECORDER'S STAMP

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 A 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 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. 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 6th day of December, 2002.

1. I, Arthur S. Nicolini, hereby appoint my wife, Laura M. Nicolini, 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 specified below:

- (a) Real estate transactions.

PROPERTY TITLE

(b) Borrowing transactions, including but not limited to the execution of mortgage loan documents related to the mortgage loan from ABN Amro Mortgage Group, Inc. to Arthur S. Nicolini and Laura M. Nicolini.

2. The powers granted above shall include the following powers for the property commonly known as 122 S. Berteau Avenue, Bartlett, Illinois:

See attached legal description

(a) Real estate transactions. The agent is authorized to: buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easements, create conditions and release rights of homestead with respect to real estate; create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessments; and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

(b) Borrowing transactions. The agent is authorized to: borrow money; mortgage or pledge any real estate or tangible or intangible personal property as security for such purposes; sign, renew, extend, pay and satisfy any notes or other forms of obligation; and, in general, exercise all powers with respect to secured and unsecured borrowing which the principal could if present and under no disability.

(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:)

3. ( x ) This power of attorney shall become effective on December 6, 2002.

4. ( x ) This power of attorney shall terminate on the completion of the purchase and the mortgage of the herein legally described real estate.

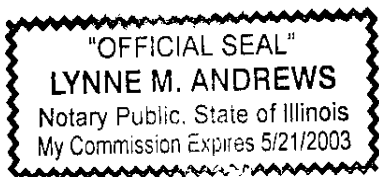
5. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed: X *Arthur S. Nicolini*  
Arthur S. Nicolini, Principal

State of Illinois )  
) SS.  
County of Cook )

The undersigned, a notary public in and for the above county and state, certifies that Arthur S. Nicolini, 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.

Dated this 6th day of December, 2002



*Lynne M. Andrews*  
Notary Public

The undersigned witness certifies that Arthur S. Nicolini, 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 notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory.

Dated this 6th day of December, 2002

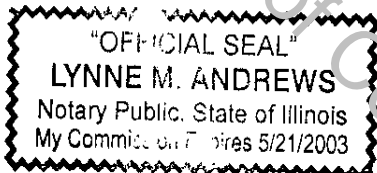
*[Signature]*  
Witness

State of Illinois )  
) SS.  
County of Cook )

The undersigned, a notary public in and for the above county and state, certifies that David R. Schlueter, known to me to be the same person whose name is subscribed as witness 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 witness, for the uses and purposes therein set forth.

Dated this 6<sup>th</sup> day of December, 2002.



Lynne M. Andrews  
Notary Public

This document was prepared by: mail to  
Lee D. Garr, Attorney  
GARR & SCHLUETER, LTD.  
50 Turner Ave.  
Elk Grove Village, IL 60007  
847-593-8777

LEGAL DESCRIPTION



P.I.N. 06-35-301-049-0000

Commonly known as: 122 S. Berteau Avenue, Bartlett, IL 60103

# UNOFFICIAL COPY

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LOT 28 IN BARTLETT'S GREEN UNIT NUMBER 1, A RESUBDIVISION OF BLOCK 5, 6, AND 7 IN H.O. STONE AND COMPANY'S TOWN ADDITION TO BARTLETT'S, A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 41, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office