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Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 05/05/2003 11:20 AM Pg: 1 of 3

I, Andre Brown, of Chicago, Illinois, the undersigned, hereby appoint my attorney, M. C. Davis of Chicago, Illinois, as my true and lawful attorney-in-fact (my agent) for me and in my name, place and stead, and for my use

and benefit, and to do any act and every act which I may legally do through my attorney, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney is" Property Law" (including all Amendments) in regard to the sale of 243 E. 113th St., Chicago, Illinois 60628, legally described as:

The East 40 Feet of the West 128 Feet of Lots 1 and 2 in Block 1 and the East 40 Feet for the West 128 Feet of the vacated Alley South of and adjoining said Lot 2 in Block 1 in William C. Wood 3rd addition to Palmer Park Subdivision of the East 141.32 Feet of the West 473.62 Feet of Block 4 in Pullman Park Addition to Pullman of the East 1/2 of the Northwest 1/4 of Section 22, Township 17 North, Range 14, East of the third principal Meridian in Cook County, Illinois,

and in particular:

- a) To retain, hire, and employ a real estate agent, broker, or service who shall assist in locating potential purchasers for the above-described premises; and in so doing, to execute, sign, and deliver, in my name, any and all listing agreements, extensions of listing agreements, descriptions, and information sheets, to authorize payment of, and in fact pay, a reasonable commission to said real estate agents, brokers, or services, and provide any and all necessary information thereto;
- b) To set a sales price for the above-premises which in good faith, my attorney-in-fact believes to be fair and reasonable; and to alter, change, and negotiate that sales price for the purposes of consummating the sale and conveyance of the above-premises;
- c) To enter into a Real Estate Sales Contract with any potential purchaser who, in the good faith belief of my attorney-in-fact, offers the terms, conditions, and purchase price most favorable to the consummation of the sale and conveyance of the above-premises; and in so doing, to execute, sign, and deliver, in my names, any and all offers, thereby creating a contract, riders, or other documents and papers required in this transaction;
- d) To do any act as required by said Real Estate Sales Contract, including the payment of points to the purchasers, the purchase of title insurance, the purchase of the survey, the authorization of prorations, the setting of the closing date, and other things necessary to consummate said sale and conveyance;
 - e) To retain legal counsel relative to said sale;



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- f) To execute, sign, and deliver, in my name, any Deed to said property, any Affidavits of Title, any Bills of Sale, any State, County, and Municipal Real Estate Transfer Tax Declarations, and zoning certifications;
- g) To execute, sign, and deliver, in my name, any documents or papers required by the Title Insurance Company including, but not limited to, ALTA statements, Closing Statements, Disbursement Agreements, etc.;
- h) To attend the closing of said transaction; and in so doing, make any reasonable decisions relative to the above-premises which are required to be made at, or before, the date of closing;
- i) To collect all checks, notes, or monies payable to me, and to endorse my name upon any checks, notes, drafts or monies payable to me; or alternatively, to deposit any checks or monies in my name in any bank accounts which the attorney-in-fact does and transacts business;
- j) To conduct any business necessary to consummate the sale and conveyance of the above-premises including the payment of money, the drawing of checks, the signing of notes, and the making of payments for any expenses due and owing as a result of the sale and consummation of the above-premises;
- k) To convey the above property by deed of any kind or any other instrument for the purpose of creating the corpus of a trust;
- 1) To execute a TICOR "Disclosure Statement Controlled Business Arrangement."

All of the foregoing shall be done in the discretion of my attorney-in-fact, and all that my attorney-in-fact shall lawfully do regarding the sale and conveyance of the above-premises is hereby confirmed by virtue hereof. The rights, powers, and authority of my attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date of my signatures hereon appearing, and shall remain in full force and effect until I terminate this agreement with ten (10) days written notice to my attorney-in-fact, or until the sale and converance of said premises has been fully completed.

Andre Brown,

dated April 5, 2003

Witness

State of Illinois

)) SS

County of Cook

The undersigned, a notary public in and for the above country and state, certifies that Andre Brown 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

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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: APRIL 4 2003

MY COMMISSION 51ATE OF ILLINOIS

MY COMMISSION 57 PER OF ILLINOIS PAULE RUSSO "OFFICIAL SEAL"

My commission expires

The undersicned witness certifies that the person known to me to be that **Andre** Brown is the same person whose name is subscribed as principal to the foregoing power of attoricy, 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.

Prepared by, and send to:

M. C. Davis, Attorney at Law 4715 N. Campbell Ave. Chicago, Illinois 60625

