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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/16/2003 09:13 AM Pg: 1 of 4



RECORDER STAMP ABOVE

PREPARED BY

Mail to: Catherine L. Hwa, 5000 N. Broadway, 2nd Floor, Chicago, IL 60640
Legal Description: See attached Exhibit A.
Street Address: 145 Holmes Way, Schaumburg, IL 60193
PIN: 06-24-202-031-1473

This space above is not part of official statutory form. It is only for the agent's use in recording this form when necessary for real estate transactions.

03-07037

Section 3-4 of the Illinois Statutory Short Form POWER OF ATTORNEY FOR PROPERTY LAW

SECTION 3-4. Explanation of powers granted in the statutory short form power of attorney for property. This Section defines each category of powers listed in the statutory short form power of attorney for property and the effect of granting powers to an agent. When the title of any of the following categories is retained (not struck out) in a statutory property power form, the effect will be to grant the agent all of the principal's rights, powers and discretion with respect to the types of property and transactions covered by the retained category, subject to any limitations on the granted powers that appear on the face of the form. The agent will have the authority to exercise each granted power for and in the name of the principal with respect to all of the principal's interest in every type of property or transaction covered by the granted power at the time of the exercise, whether the principal's interests are direct or indirect, whole or fractional, legal, equitable or contractual, as a joint tenant or tenant in common or held in any other form; but the agent will not have the power under any of the statutory categories to make gifts of the principal's property, to exercise powers to appoint to others or to change any beneficiary whom the principal has designated to take the principal's interests at death under any will, trust, joint tenancy, beneficiary form or contractual agreement. The agent will be under no duty to exercise granted powers or to assume control of or responsibility for the principal's property or affairs; but when granted powers are exercised, the agent will be required to use due care to act for the benefit of the principal in accordance with the terms of the statutory property power and will be liable for negligent exercise. The agent may act in person or through others reasonably employed by the agent for that purpose and will have authority to sign and deliver all instruments, negotiate and enter into all agreements and do all other acts reasonably necessary to implement the exercise of the powers granted to the agent.

Lawyers Title Insurance Corporation

- 1. 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 interest 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 not disability.
- 2. Financial Institution Transactions:** The agent is authorized to open, close, continue and control all accounts deposits in any type of financial institution (which term includes, without limitation, banks trust companies, savings and building and loan associations, credit unions and brokerage firms); deposit in and withdraw from and write checks on any financial institution account or deposit; and in general, exercise all powers with respect to financial institution transactions which the principal could if present and under no disability.
- 3. Stock and Bond Transactions:** The agent is authorized to buy and sell all types of securities (which terms includes, with limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments); collect, hold and safe keep all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities; exercise all voting rights with respect to

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securities in person or by proxy, enter into voting trusts and consent to limitations on the right to vote; and, in general, exercise all powers with respect to securities which the principal could if present and under no disability.

4. **Tangible Personal Property Transactions:** The agent is authorized to buy and sell, lease, exchange, collect, possess and take title to all tangible personal property; move, store, ship, restore, maintain, repair, improve, manage, preserve, insure and safe keep tangible personal property; and, in general, exercise all powers with respect to tangible personal property which the principal could if present and under no disability.
5. **Insurance and Annuity Transactions:** The agent is authorized to procure, acquire, continue, renew, terminate or to otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, accident, health, disability, automobile casualty, property or liability insurance); pay premiums or assessments on or surrender and collect all distributions, proceeds or benefits payable under any insurance or annuity contract; and, in general, exercise all powers with respect to insurance and annuity contracts which the principal could if present and under no disability.
6. **Tax Matters:** The agent is authorized to sign, verify and file all principal's federal, state and local income, gift, estate, property and other tax returns, including joint returns and declarations of estimated tax; pay all taxes; claim, sue for and receive all tax refunds; examine and copy all the principal's tax return and records; represent the principal before any federal, state or local revenue agency or taxing body and sign and deliver all tax powers of attorney on behalf of the principal that may be necessary for such purposes; waive rights and sign all documents on behalf of the principal as required to settle, pay and determine all tax liabilities; and, in general, exercise all powers with respect to tax matters which the principal could if present and under no disability.
7. **Claims and Litigation:** The agent is authorized to institute, prosecute, defend, abandon, compromise, arbitrate, settle and dispose of any claim in favor of or against the principal or any property interest of the principal; collect and receipt for any claims or settlement proceeds and waive or release all rights of the principal; employ attorneys and others and enter into contingency agreements and other contracts as necessary in connection with litigation; and, in general, exercise all powers with respect to claims and litigation which the principal could if present and under no disability.
8. **Business Operations:** The agent is authorized to organize, continue and conduct any business (which term includes, with limitation, an farming, manufacturing, service, mining, retailing or other type of business operation) in any form whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and in charge business managers, employees, agents, attorney, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the principal could if present and under no disability.
9. **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 business interest and operations which the principal could if present and under no disability.
10. **Estate Transactions:** The agent is authorized to accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the principal; assert any interest in and exercise any power over any trust, estate or property subject to fiduciary control; establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could if present and under no disability; provided, however, that the agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the principal or require the trustee of any trust for the benefit of the principal to pay income or principal to the agent unless specific authority to that end is given, and specific references to the trust is made, in the statutory property power form.
11. **All Other Property Powers and Transactions:** The agent is authorized to exercise all possible powers of the principal with respect to all possible types of property and interest in property, except to the extent the principal limits the generality of this category by striking out one or more categories or by specifying other limitations in the statutory property power form.

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STATUTORY POWER OF ATTORNEY

To all persons be it known I, PATRICK PHAN, of 145 Holmes Way, Schaumburg, Illinois, as Grantor do hereby make and grant a limited and specific power of attorney to LETICIA VEGA and appoint him as my attorney in fact.

My said attorney in fact shall have full power and authority to undertake, commit, and perform the following acts on my behalf as if I had done so personally;

To perform any lawful act and to execute any documents pertaining to the sale of 145 Holmes Way, Schaumburg, Illinois

The authority herein shall include the power to execute notes, mortgage closing statements and any similar or related document. The authority granted herein shall include such incidental acts as may be reasonably needed to accomplish the foregoing.

This power of attorney shall not be affected by the disability of the Grantor.

This power of attorney may be revoked at any time.

This power of attorney shall terminate on a date one year after its execution.

This power of attorney is not valid unless it has been signed by the grantor, the witness and a notary public.

Signed under the seal on the 27 day of FEBRUARY, 2003.

Patrick Phan

PATRICK PHAN

Grantor

Kristen Hupsh

Witness

State of Illinois)

) S.S.

County of COOK)

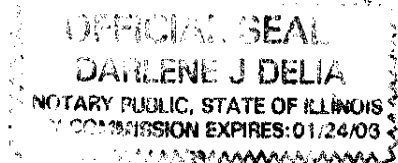
* I AUTHORIZE MY POA TO ACCEPT ALL OFFERS ABOVE \$24,000. ALL OFFERS BELOW \$24,000 REQUIRE A SUPPORTING EMAIL FROM MYSELF. I WILL NOT HOLD THE POA RESPONSIBLE FOR ANY OTHER TRANSACTIONS.

Patrick Phan 2/27/2003

I, the undersigned, a Notary Public, certify that the above grantor and witness are known to me and that they appeared before me on February 27, 2003, and executed this power of attorney as their free and voluntary act for the uses and purposes therein set forth given under my hand and official seal this 27th day of February, 2003.

Darlene J. Delia
NOTARY PUBLIC

Seal:



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Property Address: 145 HOLMES WAY
SCHAUMBURG, IL 60193

PIN #: 06-24-202-031-1473

UNIT 39-174-21-145 IN TOWNS PLACE WEST CONDOMINIUM, SCHAUMBURG, ILLINOIS, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

TOWNS PLACE UNIT 12, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 24,
TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 15,
1991 AS DOCUMENT NO. 91233253, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS
APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO
TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED
DECLARATIONS AS SOME ARE FILED OF RECORD.

CASE NUMBER 03-07037