# UNOFFICIAL

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Eugene "Gene" Moore Fee: \$34.00 Cook County Recorder of Deeds Date: 07/08/2003 07:31 AM Pg: 1 of 6

AMERICAN LEGAL FORMS © 1990 Form No. 800 CHICAGO, IL (312) 332-1922

Page 1

Illinois Power of Attorney Act Official Statutory Form 755 ILCS 4445 / 3-3. Effective June, 2000

### 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 FOP "RO PERTY 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.)

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Hower or Au	AKTA Kathleen B	Wali (Kinth)		6/
Kathleen Walicki,	2611 N. Ashland	Unit 18 Chicag		
		ss of principal)		/BM
Attorney Georg				<u></u>
as my attorney-in-fact (my "agent") to act for me and in	(insert name and act in		lowing powers, as defin	ed in Section 3-4 of
the "Statutory Short Form Power of Afforney for Property	Edv. 1,100ding dir directionist; 50	,		
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(c) Stock and bond transactions	benefits.  (i) Tax matters.	(o) All c	other property powers a	nd
(0) (duding belong brobers) registerions	(i) Claims and litigation.	tron	isactions.	
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THE ACENTY	POWERS MAY BE INCLUDED IN THE	s power of attorney if th	EY ARE SPECIFICALLY [	DESCRIBED BELOW.)
The powers granted above shall not include the limitations you deem appropriate, such as a prohibition of the limitations.				
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3. In addition to the powers granted above, I g power to make gifts, exercise powers of appointment, r	grant my agent the following powers name or change beneficiaries or joint	(here you may add any other of tenants or revoke or amend ar	delegable powers includi ny trust specifically refer	ng, without limitation, red to below):
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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.

0318920025 Page: 2 of 6

NAME George UNOFFICPGAL COPY

STREET ADDRESS 3464 N. Clark St.

CITY STATE Chicago IC 60657

OR RECORDER'S OFFICE BOX NO.

LEGAL DESCRIPTION:

(The Above Space for Recorder's Use Only)

See Attaches

PERMANENT TAX INDEX NUMBER 13-23-311-000

+ 2611 17 Ashland #15 Children 12 14-29-300-084-1005

THE 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.

#### 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 properly. 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 discretions 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 authority to exercise each granted power for and in the name of the principal with respect to all of the principal's interests in every type of property or transaction covered by the granted power at the time of exercise, whether the principal's interests are direct or indirect, whole or fractional, legal, equitable or contractual, as a joint tenar to retenant in common or held in any 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 granted powers are exercised, the agent will be under no duty to exercise granted powers or to assume control of or responsibility for the principal's moenty or affairs; but when 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 excessary to implement the exercise of the powers granted to the agent.

- (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 fifle 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 and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.
- (b) Financial institution transactions. The agent is authorized to: open, close, continue and control all accounts and 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 could if present and under no disability.
- (c) Stock and bond transactions. The agent is authorized to: buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments); collect, hold and safekeep 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 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.

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(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	(agent)	Kathleen Wal. L. A-K-A Kathleen b.
(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		
(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	(successor agent)	
(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADUITIONAL WITNESS, USING THE FORM BELOW.)  State of		(principal)
State of		
State of	(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NO	TARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.)
County of	Illinois ,	0,
The undersigned, a notary public in and for the above county and state, certifies that 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 acknowledged signing and delivering the manner of the uses and purposes therein set forting, and certified to the correctness of acknowledged signing and delivering the manner of the uses and purposes therein set forting, and certified to the correctness of the agent(s)).  The undersigned witness certifies that which is the free and voluntary act of the principal to the foregoing power of attorney, appeared before me and the notary public and acknowle 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 acknowle 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 men 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 men 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 men 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 men 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 men 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 men signing and delivering the instrument as the free and voluntary act of the principal for the uses an	) SS.	$O_{\mathcal{F}_{\alpha}}$
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The undersigned witness certifies that    Wallow   Wallow   Wallow	6-6-2003 M T PUBLIC F PHILLIP SCHMIN	
The undersigned witness certifies that	Dated: COMMASSON EXPINES IT.	102/03 Ayotay Public
The undersigned witness certifies that 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 acknowle 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 acknowle 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 acknowle 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 acknowle 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 acknowle 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 acknowle known to me to be of sound mind and men signing and delivering the instrument as the free and voluntary act of the principal. SEAL)  Witness  (THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE MENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTA	// //	My commission expires 1/2/03
Dated:	True I will an appropriation that	the patery public and acknowledge
Dated:	known to me to be the same person whose name is subscribed as princ	ipal to the foregoing power of attorney, appeared before the and the rictary passes and mind and memo incipal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memo
(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE MEENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTA  COORGO, Vranas, Attorney at Law 3464 N. Clark Chicago, IL 60	signing and delivering the instrument as the free and voluntary	My you
Coorde Vranas Attorney do Es	Dated:	
Coorde Vranas Attorney do Es	THE PERSON PREPARING THIS FORM SH	OULD BE INSERTED IF THE MEENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE
This document was prepared by:	Coorge Vranas .	Attorney at Law 3464 N. Clark Chicago, IL 606
	This document was prepared by:	
Page 2		

- (d) Tangible personal property transactions. The agent is authorized to: buy and sell, lease, exchange, collect, possess and take title to all tangible personal property; to tangible personal property which the principal odd of present and under no distributive.
- (e) Safe deposit box transactions. The agent is authorized to: open, continue and have access to all safe deposit boxes; sign, renew, release or terminate any safe deposit contract; drill or surrender any safe deposit box; and, in general, exercise all powers with respect to safe deposit matters which the principal could if present and under no disability.
- (f) Insurance and annuity transactions. The agent is authorized to: procure, acquire, continue, renew, terminate or 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 and annuity contracts which the principal could if present and under no disability.
- (g) Retirement plan transactions. The agent is authorized to: contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for the principal under any retirement plan; make rollover contributions and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the principal could if present and under no disability.
- (h) Social Security, uneraployment and military service benefits. The agent is authorized to: prepare, sign and file any claim or application for Social Security, unemployment or military service pen fits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, to principal could if present and under no associally.
- (i) Tax matters. The agent is authorized to: sign, we iff and file all the 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, one for and receive all tax refunds; examine and copy all the principal's tax returns and records; represent the principal before any federal, state or local revenue agency of taxing body and sign and deliver all tax powers of attorney on behalf of the principal that may be necessary with respect to tax matters which the principal could if present and under to disability.
- (j) 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 interests of the principal; collect and receipt for any claim or settlement proceeds and waive or release all rights of the principal; employ to claims and litigation which the principal could if present and under no disability.
- (k) Commodity and option transactions. The agent is authorized to: buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and recoint for all proceeds of any such transactions; establish or continue option accounts for the principal with any securities or futures broker; and, in general, exercise all powers with respect to commodities and options which the principal could be principal could be a such as a s
- (I) Business operations. The agent is authorized to: organize or continue and conduct any business (which term includes without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation) is any form, whether as a proprietorship, joint venture, partnership, co-poration, trust or other legal entity; and discharge business managers, employees, agents, attorneys, 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.
- (m) **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.
- (n) **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 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 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 reference to the trust is made, in the statutory property power form.
- (o) 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 other limitations in the statutory property power form.

0318920025 Page: 5 of 6

## **UNOFFICIAL COPY**

LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Parcel 1: Lots 1 to 11, and Lots 38 to 48, both inclusive, and vacated North-South alley adjoining said Lots 1 to 11 and Lots 38 to 48, in Block 2 in J.R. Wickersham's Subdivision of Blocks 5 and 6, of K.K. Jones' Subdivision of the North 1/2 of the Southwest 1/4 of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, taken as a tract, (except the West 213.50 feet and except the South 249.39 feet thereof) in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1, for ingress, egress, utilities, use, enjoyment, and encroachments, as set forth in the Declaration of Covenants, Conditions, Restrictions, and Easements for St. Wenceslaus Square Townhomes, recorded as document 98404070, as amended from time to time.

Permanent Index #'s: 13-23-315-004 Vol. 352

North M. Openty Or Coot County Clerk's Office Property Address: 3452 North Monticello, Chicago, Illinois 60618

0318920025 Page: 6 of 6

## UNOFFICIAL COPY

#### **ALTA Commitment** Schedule C

File No.: 491049

Legal Description:

Parcel 1:

Unit 1-S in the Embasionian Condominium as delineated on the Survey of Lots 12 and 13 in Subdivision of the West 145 feet of Lot 9 in Block 45 in Sheffield's Addition to Chicago in Section 29, Township 40 North Range 14 East of the Third Principal Meridian except that part of said Lots lying West of a line 50 feet East of and parallel with the West line of said Section 29), which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded April 16, 1996 as Document 96281849 in Cook County, Illinois together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration.

Parcel 2:

The exclusive right to the use of Parking Space 7S, a limited common element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document 96281849.

right to the use of an aforesaid recorded as Document sources.

14-29-300-084-1005 VOL 0489

2611 MASHLAND #15 Children, IL