

This document was prepared by
and after recording return to:

UNOFFICIAL COPY



Doc#: 0325235286
Eugene "Gene" Moore Fee: \$38.00
Cook County Recorder of Deeds
Date: 09/09/2003 01:32 PM Pg: 1 of 8

Paul D. Fischer, Esq.
Shefsky & Froelich Ltd.
Suite 2500
444 North Michigan Avenue
Chicago Illinois 60611

ILLINOIS STATUTORY SHORT FORM

POWER OF ATTORNEY FOR PROPERTY

523599

(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, AND THE DESCRIPTIONS OF THE POWERS AS CONTAINED IN SECTION 3-4 ARE ATTACHED HERETO AS EXHIBIT A, AND INCORPORATED BY REFERENCE HEREIN. THE ABOVE CITED 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 10th day of July, 2003.

1. I, David Feldstein, hereby appoint my attorney, Paul D. Fischer, 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

TICOR TITLE INSURANCE

8 - 1 -

Bo 4333 CTI

UNOFFICIAL COPY

Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY. THE CATEGORIES ARE MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED HERETO.)

- (a) Real estate transactions; and
- (b) Mortgage transactions.

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent): NONE

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

Execution of Documents. The agent is authorized to sign my name to, and to prepare, execute, verify, file and deliver in my behalf, all checks, drafts, contracts, transfers, assignments, agreements, receipts, releases, discharges, waivers, consents, closing agreements, claims, appearances, petitions, pleadings, certificates and any other papers, documents or writings or things that, in the opinion of my attorney in fact, may be necessary or desirable to be entered into, signed, executed, delivered, acknowledged or performed.

(YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

UNOFFICIAL COPY

4. This power of attorney shall become effective on the date hereof.

5. This power of attorney shall terminate on August 31, 2003.

6. Ratification. I hereby ratify and confirm all that the attorney in fact named herein shall do or cause to be done by virtue hereof; and all documents signed, endorsed, drawn, accepted, made, executed or delivered by my attorney in fact which shall hereafter be received, shall bind me and my heirs, distributees, legal representatives, successors and assigns.

7. Survivorship. If any power or authority hereby sought to be conferred upon my attorney should be invalid or unexercisable for any cause or not recognized by any person or organization dealing with my attorney, the remaining powers and authorities given to my attorney hereunder shall nevertheless continue in full force and effect.

8. Reliance, Revocation and Amendment. Each person, partnership, corporation or other legal entity relying or acting upon this power of attorney shall be entitled to presume conclusively that this power of attorney is in full force and effect unless written notice shall have been given by me to such person, partnership, corporation or other legal entity that this power has been revoked. Revocation or amendment of the appointment of my attorney shall not be effective until my attorney has received actual notice of its revocation or amendment in writing from me, and until receipt of such actual notice, my attorney shall not be liable to me for any action taken by my attorney. No person, partnership, corporation or legal entity relying upon this power of attorney shall be required to see to the application and disposition of any moneys, stocks, bonds, securities or other property paid to or delivered to my attorney or my attorney's substitute, pursuant to the provisions hereof.

UNOFFICIAL COPY

9. Inducement. For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, or other party to act in accordance with the powers granted in this power of attorney, I hereby represent, warrant, and agree that if this power of attorney is terminated for any reason whatsoever, I and my heirs, distributees, legal representatives, successors and assigns will save such party or parties harmless from any loss suffered, or liability incurred, by such party or parties acting in accordance with this power of attorney prior to that party's receipt of written notice of any such termination.

10. 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.



DAVID FELDSTEIN

UNOFFICIAL COPY

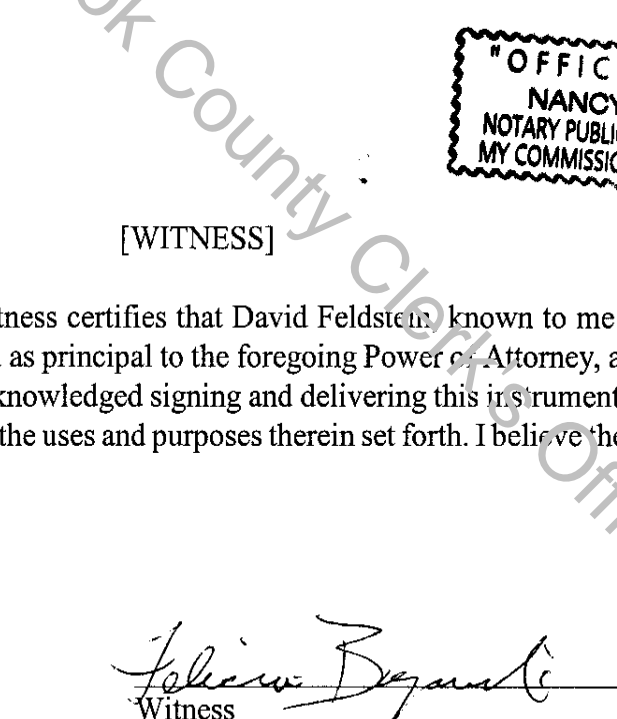
(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND WITNESSED USING THE FORM BELOW.)

[NOTARY]

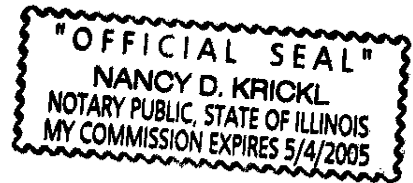
State of Illinois)
) ss.
County of Cook)

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

Dated: July 10, 2003


Notary Public

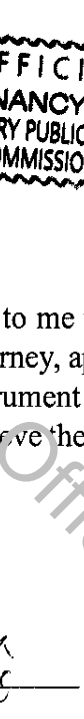
Commission Expires:
05-04-05



[WITNESS]

The undersigned witness certifies that David Feldstein, 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 this instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe the principal to be of sound mind and memory.

Dated: July 10, 2003


Witness

UNOFFICIAL COPY

EXHIBIT A

(a) and (b) Real estate and mortgage transactions. The agent is authorized to (a) execute any and all documents necessary in order to acquire title, purchase and mortgage the real estate commonly known as 333 West Hubbard #1012, Chicago, IL 60610, and legally described on Exhibit B attached hereto and made a part hereof, including but not limited to the ALTA's; closing statement; HUD-1 Settlement Statement; revenue declarations; title disbursement statement; escrow agreement(s); as well as (b) note(s), mortgage(s) and all related loan documents (collectively the "Mortgage Documents").

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

LEGAL DESCRIPTION

PARCEL 1: UNIT 1012 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNION SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98148440, AS AMENDED FROM TIME TO TIME, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-68 PURSUANT TO THE PARKING AGREEMENT DATED FEBRUARY 24, 1998 AND RECORDED FEBRUARY 25, 1998 AS DOCUMENT NUMBER 98148441, AND AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-09-257-025-1214

PROPERTY ADDRESS: 333 WEST HUBBARD STREET #1012, CHICAGO, IL 60610

PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000523599 OC

STREET ADDRESS: 33 W. DELAWARE

UNIT #1012

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 17-09-257-025-1214

LEGAL DESCRIPTION:

PARCEL 1: UNIT 1012 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNION SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98148440, AS AMENDED FROM TIME TO TIME, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-68 PURSUANT TO THE PARKING AGREEMENT DATED FEBRUARY 24, 1998 AND RECORDED FEBRUARY 25, 1998 AS DOCUMENT NUMBER 98148447 AND AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.