

UNOFFICIAL COPY



Doc#: 0326029124
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 09/17/2003 11:09 AM Pg: 1 of 4

Prepared by ERNEST N [POWELL JR, 8110 S COTTAGE GROVE, CHICAGO, Illinois 60619, (773)224-5600

SPECIAL POWER OF ATTORNEY

I, LINDA BURGESS, residing at 5 E CARRIAGE WAY, HAZEL CREST, Illinois 60429, hereby appoint ERNEST N [POWELL JR of 8110 S COTTAGE GROVE, CHICAGO, ILLINOIS 60619, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below.

I hereby revoke any and all special powers of attorney that previously have been signed by me. However, the preceding sentence shall not have the effect of revoking any powers of attorney that are directly related to my health care that previously have been signed by me.

My agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

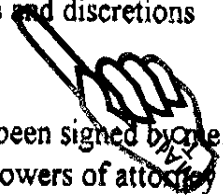
1. Institute, supervise, prosecute, defend, intervene in, abandon, compromise, arbitrate, settle, dismiss, and appeal from any and all legal, equitable, judicial or administrative hearings, actions, suits, proceedings, attachments, arrests or distresses, involving me in any way.
2. Sell or convey any interest of mine in real estate (whether currently owned or later acquired).

This power shall include the power to (i) sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above, (ii) sign any documents (including deeds) that may be required to convey title to such property, and (iii) collect and receive the proceeds from any such sale.

3. Sell or convey any personal property that I might own now or in the future, tangible or intangible, on such terms and conditions as my Agent deems appropriate.

This power shall include the power to (i) sign contracts of sale and documents to transfer title (including bills of sale), and (ii) accept a security interest for any unpaid portion of the purchase price.

324090



3 mp

STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET SUITE 1920
CHICAGO, IL 60602

UNOFFICIAL COPY

4. Act on my behalf with respect to the following matters:

- Enter into binding contracts on my behalf.
- DEPOSIT REAL ESTATE SALE FUNDS WITH THE TRUSTEE FOR LINDA BURGESS.

5. Make gifts from my assets to members of my family and to such other persons or charitable organizations with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), to file state and federal gift tax returns, and to file a tax election to split gifts with my spouse, if any. No Agent acting under this instrument, except as specifically authorized in this instrument, shall have the power or authority to (a) gift, appoint, assign or designate any of my assets, interests or rights, directly or indirectly, to such Agent, such Agent's estate, such Agent's creditors, or the creditors of such Agent's estate, (b) exercise any powers of appointment I may hold in favor of such Agent, such Agent's estate, such Agent's creditors, or the creditors of such Agent's estate, or (c) use any of my assets to discharge any of such Agent's legal obligations, including any obligations of support which such Agent may owe to others, *excluding* those whom I am legally obligated to support.

6. Transfer any of my assets to the trustee of any revocable trust created by me, if such trust is in existence at the time of such transfer.

Provided that they are not the same person, my Agent may disclaim assets which pass to my Gift Agent, and my Gift Agent may disclaim assets which pass to my Agent.

I hereby grant to my Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing, (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, or (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A successor Agent shall not be liable for acts of a prior Agent.

No person who relies in good faith on the authority of my Agent under this instrument shall incur any liability to me, my estate or my personal representative. I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

UNOFFICIAL COPY

If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

My Agent shall be entitled to reasonable compensation for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent, but only if I so request or if such a request is made by any authorized personal representative or fiduciary acting on my behalf.

This Power of Attorney shall become effective immediately, and shall not be affected by my disability or lack of mental competence, except as may be provided otherwise by an applicable state statute. This is a Durable Power of Attorney. This Power of Attorney shall continue effective until August 31, 2003. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated 7/14/03 at HAZEL CREST, Illinois.

Linda Burgess
LINDA BURGESS

FLC B622-530-44-529-0
Exp. 1-29-07

STATE OF ~~ILLINOIS~~ ^{FLORIDA}, COUNTY OF ~~COOK~~ ^{Broward}, ss:

This instrument was acknowledged before me on this 14th day of July, 2003 by LINDA BURGESS.



Dawn M LaDow
Notary Public

Dawn m LaDow
My commission expires May 21 2005

UNOFFICIAL COPY

TA COMMITMENT
Schedule A - Legal Description
Number: TM117163
oc. File No: its1420

**STEWART TITLE
GUARANTY COMPANY**
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Unit 212 together with its undivided percentage interest in the common elements in Stonebridge Condominium, as delineated and defined in the Declaration recorded as document number 21942754, in Section 36, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

28-36-100-017-1000

Property of Cook County Clerk's Office