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Doc#: 0330242461  
Eugene "Gene" Moore Fee: \$54.00  
Cook County Recorder of Deeds  
Date: 10/29/2003 02:52 PM Pg: 1 of 4

ROHIT GUPTA  
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 FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART. 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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POWER OF ATTORNEY made this 7 day of JUNE, 2003.

I, ROHIT GUPTA, of 53 Central St. #1, Somerville, MA 02143, hereby appoint KARL L. FELBINGER, of 1260 Waukegan Road, Northbrook, IL 60062, 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 Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

- Real estate transaction: purchase and financing of the real property commonly described as Unit 3, 2736 N. Bosworth, Chicago, Illinois, legally described in Ticor Title Insurance Company Commitment for Title Insurance dated April 15, 2003 (Order No. 00517156OC). All parties involved directly or indirectly may fully rely and act on the direction of said Agent including but not limited to: Sellers; Mortgage Masters and the Lender it represents; Ticor Title Insurance Company; and the Condominium Association).

1. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars:  
**NO LIMITATIONS**

2. In addition to the powers granted above, I grant my Agent the following powers:  
**NOT APPLICABLE**

3. My Agent shall not have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons.

COOK COUNTY RECORDER OF DEEDS

BOX 303-CTT

# UNOFFICIAL COPY

4. My Agent shall not receive compensation for services rendered as Agent under this power of attorney, but shall be reimbursed for expenses.

(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

5. ( X ) This power of attorney shall become effective as of the date hereof.

6. ( X ) This power of attorney shall terminate sixty (60) days thereafter.


7. If any Agent named by me shall die, become incompetent, resign or refuse to accept the office of Agent, I name the following as successor to such Agent:

**NOT APPLICABLE**

8. If a guardian of my estate (my property) is to be appointed, I do not nominate the Agent acting under this power of attorney as such guardian, to serve without bond or security.

9. 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.

Signed

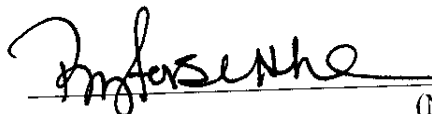
  
ROHIT GUPTA (Principal)

# UNOFFICIAL COPY

State of Massachusetts )  
 ) ss.  
County of Middlesex )

The undersigned, a notary public in and for the above county and state, certifies that ROHIT GUPTA 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 instrument as the free and voluntary act of the Principal, for the uses and purposes therein set forth.

Dated: June 7, 2003



(Notary Public)

ROSA Y. FORSYTHE  
NOTARY PUBLIC  
My Commission Expires August 8, 2008

(SEAL)

The undersigned Witness certifies ROHIT GUPTA, 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 the instrument as the free and voluntary act of the Principal, for the uses and purposes therein set forth. I believe him to be of sound mind and memory.

Dated: June 7<sup>th</sup>, 2003



(Witness)

This document was prepared by L. MARKED TO

KARL L. FELBINGER, Attorney  
1340 Shermer Road #201  
Northbrook, IL. 60062  
(P) 847-272-8880  
(F) 847-272-9623

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 000517156 OC

**STREET ADDRESS:** 2736 BOSWORTH

**CITY:** CHICAGO

**TAX NUMBER:** 14-29-300-088-1003

**COUNTY:** COOK COUNTY

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**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NO. 3 IN THE ASHFORD GLEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 12 IN LEMBERKE'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 50 FEET OF THE EAST 100 FEET THEREOF AND EXCEPT THE WEST 52 FEET OF THE NORTH 116 FEET THEREOF) IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 7, 1999 AS DOCUMENT 99649275 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-1 AND STORAGE SPACE S-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99649275.