

UNOFFICIAL COPY

4329516 7/14

GIT

POWER OF ATTORNEY



Doc#: 0331847110
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/14/2003 10:33 AM Pg: 1 of 4

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 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.

GIT 4329516 MJ 7/14

POWER OF ATTORNEY made this 24th day of October, 2003.

I, ERIC J. BROWN, 2109 North Hudson Avenue, Unit 1, Chicago, Illinois, hereby appoint: DONALD MARTIN, 161 North Clark Street, Chicago, Illinois, 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 below:

(a) Real estate transactions.

Limited to the property commonly known as 2716 Cortland Condominium, Unit 105, Chicago, IL

u.k.a. 2720 Cortland Condominium, Unit 105

1

Eric J. Brown

UNOFFICIAL COPY

Permanent Tax Index Number: See Attached PIN.

Legal description: See attached legal description.

Power to include but not be limited to the power to execute any and all documents related to and/or necessary to close the purchase of the real estate transaction for property commonly known as 2716 Cortland Condominium, Unit 105, Chicago, Illinois, including but not limited to ALTA statements, closing statements, transfer declarations, RESPA statements and any and all lender's documents from Citimortgage, Inc., including Mortgage and Promissory Note necessary to consummate the financing for the purchase of the property located at 2716 Cortland Condominium, Unit 105, Chicago, Illinois.

2. 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.

3. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

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

5. This power of attorney shall terminate upon the consummation of the closing for the property located at 2716 Cortland Condominium, Unit 105, Chicago, Illinois to Eric J. Brown, as Purchaser.

aka 2720 Cortland Condominium, Unit 105 Eric J. Brown
6. If any agent named by me shall die, become legally disabled, resign or refuse to act, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent: NONE

7. 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.

8. It is my intention that this Power of Attorney conform with the Statutory Short Form Power of Attorney for Property as set forth in the Statutory Short Form Power of Attorney for Property Law (755 ILCS 45/3-1 et seq.) as in effect as the date hereof and that it shall have the meaning and effect as prescribed in the Statutory Short Form Power of Attorney for Property Law as in effect on the date hereof.

Eric J. Brown

ERIC J. BROWN

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 Illinois)
) SS.
County of Cook)

The undersigned, a Notary Public in and for the above County and State, certifies that ~~JACK KANTER~~ *Eric J. Brown*, known to me to be the same person whose name is subscribed as Principal to the foregoing Power of Attorney, appeared before

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

PARCEL 1: UNIT 105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0331019171, IN THE WEST ½ OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 1931, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN NOS. 13 36 401 015 THRU 018 (AFFECTS UNDERLYING LAND)
CKA: 2720 W. CORTLAND STREET, UNIT 105, CHICAGO, IL 60647

THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHT AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS AND COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.