

UNOFFICIAL COPY

ILLINOIS DURABLE POWER OF ATTORNEY

ATGF 1300793 2/3

1. We, LUIS IZAGUIRRE and DIONICIA IZAGUIRRE

HEREBY APPOINT: LUIS IZAGUIRRE, JR.

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:

- A. Real Estate Transactions
- B. Financial Institution Transactions
- C. Stock and Bond Transactions
- D. Tangible Personal Property Transactions
- E. Safe Deposit Box Transactions
- F. Insurance and Annuity Transactions
- G. Retirement Plan Transactions
- H. Social Security, Employment and Military Service Benefits
- I. Tax Matters
- J. Claims and Litigation
- K. Commodity and Option Transactions
- L. Business Operations
- M. Borrowing Transactions



Doc#: 0401601008
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 01/16/2004 07:45 AM Pg: 1 of 3

2. **THIS IS A DURABLE POWER OF ATTORNEY AND SHALL BECOME EFFECTIVE IMMEDIATELY AND NOT BE AFFECTED BY MY SUBSEQUENT DISABILITY OR INCAPACITY AS PROVIDED IN OR PURSUANT TO SEC. 75545-3-1 ILLINOIS STATE.**

3. **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 (see the back of this form). If at 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.

4. 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):
This Power of Attorney is specific to all transactions relating to the purchase of 2227 S. 15th Ave., North Riverside, IL 60546, including but not limited to the power to buy, borrow and mortgage in the course of the purchase of said real property.

5. In addition to the Powers granted above, I grant my Agent the following Power. (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):

6. 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 an Agent (including any Successor) named by me who is acting under this Power of Attorney at the time of Reference. (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 above sentence, otherwise it should be struck out.)

7. My agent shall be entitled to reasonable compensation for services rendered as Agent under this Power of Attorney. (Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of Attorney. Strike out the above sentence if you do not want your Agent to also be entitled to reasonable compensation for services as agent).

Luis Izaguirre
LUIS IZAGUIRRE

(SEAL)

Dionicia Izaguirre
DIONICIA IZAGUIRRE

(SEAL)

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- 8. This power of Attorney shall become effective on:
26 December 2003
- 9. This Power of Attorney shall terminate on:
31 January 2004
(Insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death. 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 above.)
- 10. If any Agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as Successor(s) to such Agent:
NONE

(If you wish to name your agent as guardian of your estate, in the event a court decides that one should be appointed, you may, but are not required to, do so by retaining the following paragraph. The court will appoint your agent if the court finds that such appointment will serve your best interest and welfare. Strike our paragraph 9 if you do not want your agent to act as guardian.)

- 11. If Guardian of my estate (my property) is to be appointed, I nominate the Agent acting under this Power of Attorney as such Guardian, to serve with out bond or security.
- 12. I am fully informed as to all the contents of this form and understand the full importance of this grant of powers to my agent.
- 13. I certify that the signatures of my agent (and Successors) are correct.

Luis Izaguirre, Jr.
 LUIS IZAGUIRRE, JR. (Agent)

 (Successor Agent)

 (Successor Agent)

Luis Izaguirre (SEAL)
 LUIS IZAGUIRRE Principal
Dionicia Izaguirre (SEAL)
 DIONICIA IZAGUIRRE Principal

STATE OF ~~ILLINOIS~~ ILLINOIS
 COUNTY OF Cook SS.

The undersigned, a notary public in and for the above County and State, certifies that LUIS IZAGUIRRE and DIONICIA IZAGUIRRE known to me to be the same person whose name is subscribed as the 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 (and certified to the correctness of the signature(s) of the Agent(s).

Dated this 26th day of DECEMBER, 2003.

OFFICIAL SEAL
 JOSEPH A. GARCIA
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES SEP 22, 2005

Joseph A. Garcia
 Notary Public
 MY COMMISSION EXPIRES:

The undersigned witness certifies that DIONICIA IZAGUIRRE 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 or her to be of sound mind and memory.

Dated this 26 day of 12 2003

Vanessa Garcia
 Witness

THIS INSTRUMENT PREPARED BY: MARTIN J. DRECHEN, 2528 SOUTH AUSTIN BOULEVARD, CICERO, IL. 60804

Mail to: 1

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Property of Cook County Clerk's Office

THE NORTH 1/2 OF LOT 10 IN BLOCK 1 IN KOMAREK'S WEST 22ND STREET SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-27-201-035