

UNOFFICIAL COPY**DURABLE POWER OF ATTORNEY FOR FINANCIAL MANAGEMENT**

RTC 26105 5085

WARNING TO PERSON EXECUTING THIS DOCUMENT - THE POWERS YOU GRANT BELOW CONTINUE TO BE EFFECTIVE SHOULD YOU BECOME DISABLED OR INCOMPETENT

CAUTION: This is an important legal document and upon proper execution will create a Durable Power of Attorney. This gives the person whom you designate as your attorney-in-fact broad powers to handle your property during your lifetime, which may include powers to mortgage, sell, or otherwise dispose of any real or personal property without advance notice to you or approval by you.

These powers will continue to exist even if you become disabled or incompetent. You do have the right to terminate or revoke the power of attorney and any or all powers granted within at any time up to the point of your incapacity.

This document does not authorize anyone to make medical or other health care decisions. You may execute a health care proxy (also known as a health care or medical power of attorney) to do this.

If there is anything about this document that you do not understand, you should ask a lawyer to explain it to you.

THIS DURABLE POWER OF ATTORNEY for financial management is given by me, Scott Zuckerman, presently of 2222 N Lakewood, Chicago, in the State of Illinois, on the 30th day of January, 2004.

1. Previous Power of Attorney

I **REVOKE** any previous durable power of attorney granted by me

2. Attorney-in-fact

I **APPOINT** Cindy Zuckerman, of 2222 N Lakewood, Chicago, Illinois, to act as my Attorney-in-fact.

3. Governing Laws

This instrument will be governed by the laws of the State of Illinois. Further, my Attorney-in-fact is directed to act in accordance with the laws of the State of Illinois at any time he or she may be acting on my behalf.

4. Delegation of Authority

My attorney-in-fact may not delegate any authority granted under this document.

5. Liability of Attorney-in-Fact

My attorney-in-fact will not be liable to me, my estate, my heirs, successors or assigns for any action taken or not taken under this document, except for willful misconduct or gross negligence. A successor attorney-in-fact will not be liable for acts of a prior attorney-in-fact.

6. Effective Date

This power of attorney will start immediately and will continue until January 31, 2004

Powers of Attorney-in-fact

My Attorney-in-fact will have the following power(s):

<http://www.lawdepot.com/contracts/powerattny/final.php?cmd=p>



0402914258

Doc#: 0402914258

Eugene "Gene" Moore Fee: \$54.00

Cook County Recorder of Deeds

Date: 01/29/2004 02:46 PM Pg: 1 of 4

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Initials

X SV a. **Real Estate Transactions.**

To deal with any interest I may have in real property and sign all documents on my behalf concerning my interest, including, but not limited to, real property I may subsequently acquire or receive. These powers include, but are not limited to, the ability to:

- i. purchase, sell, exchange, accept as gift, place as security on loans, convey with or without covenants, rent, collect rent, sue for and receive rents, eject and remove tenants or other persons, to pay or contest taxes or assessments, control any legal claim in favor of or against me, partition or consent to partitioning, mortgage, charge, lease, surrender, manage or otherwise deal with real estate and any interest therein, and
- ii. execute and deliver deeds, transfers, mortgages, charges, leases, assignments, surrenders, releases and other instruments required for any such purpose.

2. **Attorney-in-fact Compensation**

My Attorney-in-fact will receive no compensation except for the reimbursement of all out of pocket expenses associated with the carrying out of my wishes.

3. **Co-owning of Assets and Mixing of Funds**

My Attorney-in-fact may not mix any funds owned by him or her in with my funds and all assets should remain separately owned if at all possible.

4. **Personal Gain from Managing My Affairs**

My Attorney-in-fact is not allowed to personally gain from any transaction he or she may complete on my behalf.

5. **Attorney-in-fact Restrictions**

This Power of Attorney is subject to the following conditions or restrictions:

- a. Purchase of 2631 N. Haddow, Arlington Heights IL 60004.
- b. Execute mortgage documents for 2631 N Haddow, Arlington Hts, IL 60004 purchase.

6. **Notice to Third Parties**

Any third party who receives a valid copy of this power of attorney can rely on and act under it. A third party who relies on the reasonable representations of an attorney-in-fact as to a matter relating to a power granted by this power of attorney will not incur any liability to the principal or to the principal's heirs, assigns, or estate as a result of permitting the attorney-in-fact to exercise the authority granted by the power of attorney up to the point of revocation of the power of attorney. Revocation of the power of attorney will not be effective as to a third party until the third party receives notice and has actual knowledge of the revocation.

7. **Severability**

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

SV

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MORTON JAY RUBIN P.C. As An Agent For
Fidelity National Title Insurance Company
1941 Rohlwing Road Rolling Meadows, IL 60008

ALTA Commitment
Schedule A1

File No.: RTC26105

Property Address: 2631 N. HADDOW AVENUE,
ARLINGTON HEIGHTS IL 60004

Legal Description:

LOT 14 IN PORTER'S RESUBDIVISION OF ECKHARDT'S ARLINGTON ACRES, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN HARRY J. ECKHARDT'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 03-17-118-005

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