

# UNOFFICIAL COPY



Doc#: 0405414078  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 02/23/2004 09:45 AM Pg: 1 of 5

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## POWER OF ATTORNEY

Property of Cook County Clerk's Office

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AGTF, INC

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## POWER OF ATTORNEY

I, HISAE MORI-WONG, of 2547 W. FARGO, CHICAGO, ILLINOIS, 60645 hereby appoint my husband, KELLY WONG, a sample of whose signature appears below, my true and lawful agent with reference to any interest (including, but without limitation, any beneficial interest in a land trust) owned or to be purchased by me in the real property located at 1761 W. DEVON AVENUE, CHICAGO, ILLINOIS 60660 and the personal property contained therein (collectively referred to as the "property"), with the power:

1. **Real Estate Transactions:** To retain, buy, sell, exchange, rent, lease, contract to sell, contract to buy, assign, transfer, convey, deliver, and insure any interest in real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust, and related improvements, alone or with others, trust agreements, associations, or agency agreements, or otherwise) located at 1761 W. DEVON AVENUE, CHICAGO, ILLINOIS 60660 whether in fee, a reversion, a remainder, a life estate, or otherwise, and otherwise deal with said real estate, collect all rent, sale proceeds and earnings from the property, grant easements, create conditions and release rights of homestead with respect to the property, convey and assign title to the property, create land trusts and exercise all powers under land trusts, to sign any and all documents in order to convey or transfer the property, including without limitation, affidavits of title, warranty deeds or other deeds of title, and bills of sale, hold, possess, maintain, repair, improve, subdivide, manage, operate and insure the property, pay, contest, protest, and compromise real estate taxes and assessments on my behalf and in my stead, and, in general, exercise all powers with respect to the property which I could if present and under no disability; and sign all closing documents on my behalf which I could if present and under no disability.
2. **Tangible Personal Property Transactions:** To buy and sell, contract to buy or sell, lease, exchange, collect, possess and take title to all tangible personal property contained in 1761 W. DEVON AVENUE, CHICAGO, ILLINOIS 60660 to move, store, ship, restore, maintain, repair, improve, manage, preserve, insure and safekeeping tangible personal property; and, in general exercise all powers with respect to tangible personal property which I could if present and under no disability.

My attorney-in-fact shall exercise or omit to exercise the powers and authorities granted in this Power of Attorney in each case as my attorney-in-fact in my attorney-in-fact's own absolute discretion deems desirable or appropriate under existing circumstances. I ratify and confirm all that my attorney-in-fact, and any agents and attorneys appointed by my attorney-in-fact, and their agents, associates and substitutes, may do by virtue of this instrument.

If any power or authority conferred upon my attorney-in-fact shall be invalid or unexercisable for any reason, or not recognized by any person, agency, state, government, governmental unit, other legal entity, or organization dealing with my attorney-in-fact, the remaining powers and authorities given to my attorney-in-fact shall continue in full force and effect.

Each person, partnership, corporation, agency, state, government, governmental

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unit, other legal entity, or organization relying or acting upon this Power of Attorney shall be entitled to assume that this Power of Attorney is in full force and effect unless written notice has been given by me to such person or entity that this power has been revoked. In addition, revocation of the appointment of my attorney-in-fact shall not be effective until the 30<sup>th</sup> day of January, 2004 or until my attorney-in-fact has received actual notice of revocation by delivery to my attorney-in-fact of such revocation in writing from me; until such receipt of such notice, my attorney-in-fact shall not be liable to me or to any person or entity for any action taken by my attorney-in-fact.

No person, partnership, corporation, agency, state, government, governmental unit, other legal entity, relying upon this Power of Attorney shall be required to see to either the application or disposition of any monies, bills, notes, polices, other proceeds, or other property paid to or delivered to my attorney-in-fact, or my attorney-in-fact's substitute, pursuant to the provisions of this Power of Attorney.

It is my intent that this Power of Attorney shall remain in full force and effect until my attorney-in-fact has received actual notice of revocation by delivery to my attorney-in-fact of such revocation in writing from me. That the powers granted herein shall continue without interruption during such period, regardless of whether I become disabled, incapacitated, or incompetent and, in such an event, despite and adjudication of incompetency or disability by any court and the appointment by such court of a guardian of my person or estate.

My attorney-in-fact shall be reimbursed for all reasonable expenses incurred in connection with services hereunder and may charge reasonable compensation for services. My attorney-in-fact may resign by written notice to me.

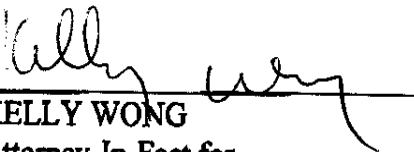
My attorney-in-fact shall be liable only for willful default, not for errors of judgment, and shall have power bind me or my property without binding my attorney-in-fact personally.

My attorney-in-fact may employ any legal firm of which my attorney-in-fact may be a member and pay both such firm reasonable compensation for services.

Nothing in this instrument shall be construed as imposing a duty on my attorney-in-fact to act or assume responsibility for any matters referred to above or other matters even though my attorney-in-fact may have power or authority to do so.

Reproductions of this executed original (with reproduced signatures and the certificate of acknowledgment) shall be deemed to be original counterparts of this Power of Attorney.

Specimen signature of my Attorney-In-Fact:

  
 \_\_\_\_\_  
 KELLY WONG

Attorney-In-Fact for  
 HISAE MORI-WONG

1-16-04  
 \_\_\_\_\_  
 DATE

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I certify to the correctness of the signature of my attorney-in-fact and I execute this Power of Attorney on this 16 day of January, 2004

Hisae Mori Wong  
HISAE MORI WONG

1-16-04  
DATE

Signed and Sworn before me this

16 day of January 2004

Elisette Fernandez  
Notary Signature



The undersigned witness certifies that HISAE MORI WONG 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 her to be of sound mind and memory.

Dated: January 16, 2004 (SEAL)

Anthony J. Ball  
Witness

Prepared By: J. Mail TO:  
Law Office of Abid Sabeeh  
1897 Sunset Drive  
Hanover Park, IL 60133

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Property of Cook County Clerk's Office

The West 22 1/2 feet of Lot 4 and the East 15 feet of Lot 5 in Block 3 in High Ridge, being a Subdivision in the North Half of the Northeast Quarter of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 14-06-202-005