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Cook County Recorder of Deeds
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POWER OF ATTORNEY

PREPARED BY AND MAIL TO:

JOSE C. de Leon Esq.
PO BOX A3634
Chicago, IL 60690

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ATGF, INC.

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**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 TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE A 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 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 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) 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.)

POWER OF ATTORNEY made this 22ND day of JANUARY (month) 2004 (year).

I, Jose Villanueva of 3441 Hawthorne St. Franklin Park, IL 60631, hereby appoint Jose S. de Leon, Esq. as my attorney-in-fact (my "agent") to act for me and in my name with respect to the following powers, as defined in Section - 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 or 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.

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- (k) ~~Commodity and option transactions operations.~~
- (l) ~~Business operations.~~
- (m) Borrowing transactions.
- (n) ~~Estate transactions.~~
- (o) All other property powers and transactions.

The powers 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):

Limited to transactions related to the purchase of the property located at 2614 Riverside Dr., Franklin Park, IL 60131 (see attached legal description) and transactions connected to the Mortgage loan originated by Aames Home Loan for the purchase of the above referenced property at the interest rate of 7.28% for a total of \$150,000 and a term of 2/28, with no pre-payment penalty.

In addition to the powers granted above, I grant my agent the following powers (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 to below:

Power to make all payments concerned with the Real Estate Transaction referenced in the paragraph above.

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.

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

X (J. V.) This power of attorney shall become effective on January 22, 2004.

X (J. V.) This power of attorney shall terminate on the purchase on the purchase of the property located at 2614 /riverside Dr., Franklin Park, IL 60131 and all Real Estate and Financial Transactions concerning this property.

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: Not Applicable. For purposes of this paragraph, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

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If a 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 without bond or security. 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.

X Signed: Jose Villanueva

IL. ILLINOIS DRIVER (Principal)
LICENSE V451-4206-3081

Specimen signatures of agent
(and successors)

I certify that the signatures of my agent
(and successors) are correct.

_____ (agent) _____ (principal)

_____ (successor agent) _____ (principal)

_____ (successor agent) _____ (principal)

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ON ADDITIONAL WITNESS, USING THE FORM BELOW.

State of United Mexican States
State of Jalisco
City of Guadalajara
Consulate General of the
United States of America. } ss:
County of _____

The undersigned, a notary public in and for the above county and state, certifies that JOSE VILLANUEVA, 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 (, and certified to the correctness of the signature(s) of the agent(s)).

(Dated) JANUARY 22ND 2004

(Seal) Adam M. Center
Vice Consul of the United States
of America



My commission expires on INDEFINITE

The undersigned witness certifies that JOSE VILLANUEVA, known to me to be the same person whose name is subscribed as principal to the foregoing power of

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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 memory.

(Dated) JANUARY 22ND 2004

(Seal) *Felipe*

Witness
FELIPE DE JESUS PEREZ VILLALOBOS
ID. MEY. PPT. 03010042201

This document was prepared by:

Jose C. de Leon, Esq.
PO BOX A3634
Chicago, IL 60690

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Lot 33 in Second Addition to Marconi Construction Company's West Manor Development, being a Subdivision in the West 1/2 of Section 28, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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