

UNOFFICIAL COPY



Doc#: 0406347090
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 03/03/2004 08:58 AM Pg: 1 of 5

GIT 4332172 2/4 MJ

**ILLINOIS STATUTORY SHORT FORM
POWER OF ATTORNEY FOR PROPERTY**

POWER OF ATTORNEY made this 20 day of January, 2004.

(Notice: The purpose of this form is to give the person that 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. That law expressly permits the use of any (different form of power of attorney you may desire. If there is anything about this form you do not understand, you should have a lawyer explain it to you.)

1. I, Allan W. Koch, of 10528 Willow, Mokena, IL 60448, hereby appoint Abby B. Jacobson of 10528 Willow, Mokena, Illinois 60448, 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.transactions.

5

UNOFFICIAL COPY

2. 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 condition on the sale of particular stock or real estate or special rules on borrowing by the agent):

3. 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 referred to below): This power of attorney shall solely apply to execution of documents necessary to effectuate the purchase of the premises located in the County of Cook, of State of Illinois, legally described as follows: (See Legal Description attached hereto) and commonly known as 1513 W Superior, Unit 2F, Chicago Illinois, including, but not limited to, making, executing, acknowledging and delivering all contract, deeds, notes, trust deeds, mortgages, assignments of rents, waivers of homestead rights, affidavits, bills of sale and other instruments, including specifically a note, and mortgage creating a lien on the premises to secure such note in favor of the lender, and endorsing and negotiating checks and bills of exchange.

4. 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.

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AN AGENT.)

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

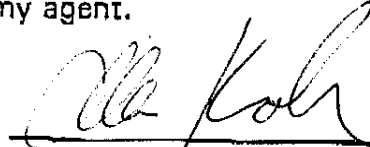
(THIS POWER MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER, OR BOTH, OF THE FOLLOWING)

6. (✓) This power of attorney shall become effective on signing.
7. (✓) This power of attorney shall terminate on closing of the herein referenced transaction.

UNOFFICIAL COPY

8. 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:

9. 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.

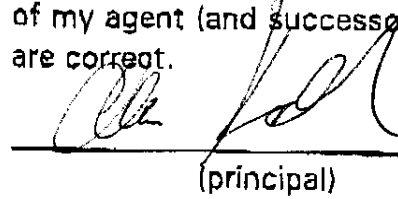


ALLAN W. KOCH

Specimen signatures of agent (and successors)

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

(agent)



(principal)

(principal)

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that ALAN W. KOCH, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and another 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: 1-20-04



Gail L. Cotterman
Notary Public

My commission expires: 3/20/05

The undersigned witness, certifies that ALLAN W. KOCH, 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 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)). I believe him or her to be of sound mind and memory.

Dated 1-20-04

Witness

The undersigned witness, certifies that ALLAN W. KOCH, 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 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)). I believe him or her to be of sound mind and memory.

Dated _____

Witness

This document was prepared by: Emaily

LAW OFFICES OF FRED R SHERMAN
800 WAUKEGAN RD, STE 204
GLENVIEW IL 60025

THE REQUIREMENT OF THE SIGNATURE OF AN ADDITIONAL WITNESS IMPOSED BY THE AMENDATORY ACT OF THE 91ST GENERAL ASSEMBLY APPLIES ONLY TO INSTRUMENTS EXECUTED ON OR AFTER THE EFFECTIVE DATE OF JUNE 9, 2000 (P.A. 86-736).

UNOFFICIAL COPY

ORDER NO.: 1301 - 004332172
ESCROW NO.: 1301 - 004332172

1

STREET ADDRESS: 1513 WEST SUPERIOR UNIT #2F
CITY: CHICAGO ZIP CODE: 60622 COUNTY: COOK
TAX NUMBER: 17-08-108-009-0000

(underlying)

LEGAL DESCRIPTION:

PARCEL 1: UNIT 2-F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1513 SUPERIOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0331878160, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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.