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Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 03/24/2004 12:57 PM Pg: 1 of 5

Mail To:

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ATGF, INC. Pro-Option
33 N. Dearborn 2nd Flr
Chicago IL 60602

SFH03CD-5603

LIMITED POWER OF ATTORNEY

We, OSWALDO GUILLEN and IBIS GUILLEN, of the State of Florida, do hereby make, constitute and appoint ROBERT A. SCHUMAN, (referred to herein as "our attorney") whose signature is as follows: Robert A Schuman our true and lawful attorney-in-fact, to have power without consultation with or the consent of others to execute and deliver for and on our behalf and in our place and stead any and all documents and instruments necessary or convenient in order to consummate the mortgage and purchase of the real estate described on Exhibit "A" attached hereto, commonly known as 1038 W. Monroe Street, Unit 23, Chicago, Illinois.

Our attorney shall exercise or fail to exercise the powers and authorities granted herein in each case as our attorney in his absolute discretion deems desirable or appropriate under existing circumstances. We hereby ratify and confirm as good and effectual, at law or in equity, all that our attorney, and any agents and attorneys appointed by our attorney, and their agents, associates and substitutes, may do by virtue thereof. Despite the above provisions, however, nothing herein shall be construed as imposing a duty on our attorney to act or assume responsibility for any matters referred to above or any other matters even though he may have power or authority

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hereunder to do so.

Each person relying or acting upon this Power of Attorney shall be entitled to presume conclusively that this Power of Attorney is in full force and effect unless written notice shall have been given by us to such person that this power has been revoked.

This Power of Attorney granted hereby shall terminate on April 15, 2004.

IN WITNESS WHEREOF, we have signed this Power of Attorney on the dates below.

Date: 3-5-2004

Oswaldo Guillen
Oswaldo Guillen

Date: 3-5-2004

Ibis Guillen
Ibis Guillen

ILLINOIS
STATE OF ~~ARIZONA~~)
COUNTY OF COOK)

I, NANCY NESNIDAL, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Oswaldo Guillen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5 day of MARCH, 2004.

ILLINOIS
STATE OF ~~ARIZONA~~)
COUNTY OF COOK)

Nancy Nesnidal
Notary Public
"OFFICIAL SEAL"
NANCY NESNIDAL
Notary Public, State of Illinois
My Commission Expires 05/26/2004

I, NANCY NESNIDAL, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ibis Guillen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5 day of MARCH, 2004

Prepared by ~~and Mail to:~~
Bob Schuman
555 Skokie Blvd. suite 500
Northbrook, IL 60062

Nancy Nesnidal
Notary Public
"OFFICIAL SEAL"
NANCY NESNIDAL
Notary Public, State of Illinois
My Commission Expires 05/26/2004

UNOFFICIAL COPY**UNIT 23-PARCEL 1:****A TRACT OF LAND COMPRISING OF THE FOLLOWING:**

THAT PART OF LOTS 44 THROUGH 52 INCLUSIVE, LYING EAST OF THE EAST LINE OF THE WEST 1.50 FEET OF LOT 44, EXCEPTING THEREFROM THE SOUTH 76.78 FEET THEREOF, IN E.K. ROGER'S SUBDIVISION OF LOT 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO, AND OF BLOCK 1 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 63 THROUGH 73, INCLUSIVE, (EXCEPT THE WEST 1.50 FEET OF SAID LOT 73), AND LOTS 84 THROUGH 91, INCLUSIVE, (EXCEPT THE WEST 1.50 FEET OF SAID LOT 84), EXCEPTING THEREFROM THE NORTH 67.51 FEET THEREOF, IN THE SUBDIVISION OF THE INTERIOR PART OF BLOCK 1 IN EDWARD K. ROGERS' SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO WITH PART OF BLOCK 1 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 42 FEET OF LOT 1, EXCEPTING THEREFROM THE NORTH 67.51 FEET THEREOF, IN C. N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION, AFORESAID WITH A PART OF BLOCK 1 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, ALL SITUATED IN THE CITY OF CHICAGO LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 52 IN E. K. ROGER'S SUBDIVISION OF LOT 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO, OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE 18-FOOT RIGHT-OF-WAY OF VACATED WEST ARCADE PLACE, VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 97-808649, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 52, IN E. K. ROGER'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO, AND OF BLOCK 1 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID WEST ARCADE PLACE; EASTERLY OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 1.50 FEET OF LOT 44 IN SAID E. K. ROGER'S SUBDIVISION; AND SOUTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF AFORESAID WEST ARCADE PLACE, SITUATED IN THE NORTHEAST QUARTER OF SAID SECTION 17, IN COOK COUNTY, ILLINOIS.

LYING BETWEEN THE ELEVATION AT THE SECOND FLOOR OF 26.13 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 52 IN E. K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00' 02" EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 76.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 76.78 FEET AFORESAID DESCRIBED; THENCE NORTH 89 DEGREES 42' 51" WEST ON THE SAID NORTH LINE OF THE SOUTH 76.78 FEET, A DISTANCE OF 65.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 17' 09" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.72 TO A POINT, SAID

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POINT BEING THE SOUTHWEST CORNER OF AN EXISTING 3 AND 4 STORY BRICK BUILDING, HEREINAFTER CALLED EAST BUILDING; THENCE NORTH 00 DEGREES 01' 37" EAST ON THE WEST FACE OF EXTENDED OF SAID EAST BUILDING, A DISTANCE OF 63.80 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENTION THEREOF, FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 01' 37" EAST, CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE CENTER LINE OF LAST SAID WALL, A DISTANCE OF 44.50 FEET TO A POINT ON THE EAST FACE OF SAID EAST BUILDING; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE EAST FACE OF SAID EAST BUILDING, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY EXTENSION THEREOF; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE CENTERLINE OF LAST SAID WALL, A DISTANCE OF 44.50 FEET TO THE PLACE OF BEGINNING.

UNIT 23-PARCEL 2:

THAT PART OF A TRACT OF LAND AFORE DESCRIBED, LYING BETWEEN THE ELEVATION OF THE SECOND FLOOR AT 26.13 FEET AND THE THIRD FLOOR AT 36.48 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 52 IN E. K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING ON NORTH 00 DEGREES 00' 02" EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 76.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 76.78 FEET AFORESAID DESCRIBED; THENCE NORTH 89 DEGREES 42' 51" WEST ON THE SAID NORTH LINE OF THE SOUTH 76.78 FEET, A DISTANCE OF 68.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 17' 09" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.72 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF A LINE 3.00 FEET WEST OF THE WEST FACE (AS MEASURED AT RIGHT ANGLES TO) AND THE SOUTH FACE OF AN EXISTING 3 AND 4 STORY BRICK BUILDING, HEREINAFTER CALLED EAST BUILDING; THENCE NORTH 00 DEGREES 01' 37" EAST AND PARALLEL WITH SAID WEST FACE OF SAID EAST BUILDING, A DISTANCE OF 63.80 FEET FOR THE PLACE OF BEGINNING, SAID POINT BEING ALSO ON THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE NORTH 00 DEGREES 01' 37" EAST, CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 21.05 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE SAID CENTER LINE OF EXISTING WALL, A DISTANCE OF 47.5 FEET TO THE EAST FACE OF SAID EAST BUILDING; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE EAST FACE OF SAID BUILDING, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY EXTENSION THEREOF; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE CENTER LINE OF LAST SAID WALL, A DISTANCE OF 47.50 FEET TO THE PLACE OF BEGINNING.

UNIT 23-PARCEL 3:

THAT PART OF A TRACT OF LAND AFORE DESCRIBED, LYING BETWEEN THE ELEVATION OF THE THIRD FLOOR AT 36.48 FEET AND ABOVE, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 52 IN E. K. ROGER'S SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00' 02" EAST, ON THE EAST LINE THEREOF, A DISTANCE OF 76.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 76.78 FEET AFORESAID DESCRIBED; THENCE NORTH 89 DEGREES 42' 51" WEST ON THE SAID NORTH LINE OF THE SOUTH 76.78 FEET, A DISTANCE OF 65.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 17' 09" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.72 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF AN EXISTING 3 AND 4 STORY BRICK BUILDING, HEREINAFTER CALLED EAST BUILDING; THENCE NORTH 00 DEGREES 01' 37" EAST ON THE EXTENDED WEST FACE OF SAID EAST BUILDING, A DISTANCE OF 63.80 FEET FOR THE PLACE OF BEGINNING, SAID POINT BEING ALSO ON THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE NORTH 00 DEGREES 01' 37" EAST, CONTINUING ON THE LAST DESCRIBED COURSE, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE CENTER LINE OF LAST SAID WALL, A DISTANCE OF 44.50 FEET TO THE EAST FACE OF SAID EAST

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BUILDING; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND ON THE SAID EAST FACE OF WALL OF EAST BUILDING, A DISTANCE OF 21.05 FEET TO THE CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY EXTENSION THEREOF; THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AN ON THE CENTER LINE OF LAST SAID WALL, A DISTANCE OF 44.50 FEET TO THE PLACE OF BEGINNING.

17-17-204-015-0000

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