



## Power of Attorney

Doc#: 0418104179  
Eugene "Gene" Moore Fee: \$54.00  
Cook County Recorder of Deeds  
Date: 06/29/2004 11:39 AM Pg: 1 of 4

Power of attorney made this 15<sup>th</sup> day of October, 2003

**1. I, Abbas Vahdani (Principal)** of Chicago, Illinois hereby appoint Gilda Amini of Chicago, IL, 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                | (g) Retirement Plan Transactions                              | (l) Business Operations                        |
| (b) Financial Institution Transactions      | (h) Social Security, employment and military service benefits | (m) Borrowing Transactions                     |
| (c) Stock and bond Transactions             | (i) Tax Matters   | (n) Estate Transactions                        |
| (d) Tangible Personal Property Transactions | (j) Claims and Litigation                                     | (o) All Other Property Powers and Transactions |
| (e) Safe Deposit Box Transactions           | (k) Commodity and Option Transactions                         |  |
| (f) Insurance and Annuity Transactions      |   |  |

2. The Powers granted above shall not include the following powers or shall be modified or limited in the following particulars: **NO LIMITATIONS.**

3. In addition to the powers granted above, I grant my agent the following Powers:

The authority to execute any and all documents necessary for the sale and/or lease of the property described herein including, but not limited to, the contract, deed, affidavit of title, bill of sale, Alta statement, 1099 statement and RESPA.

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.

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

6. This power of attorney shall become effective on **October 15, 2003.**

7. This power of attorney shall terminate upon the **sale closing and/or lease of the property described herein.**

FIRST AMERICAN TITLE

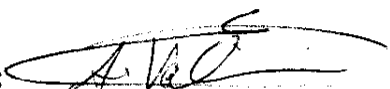
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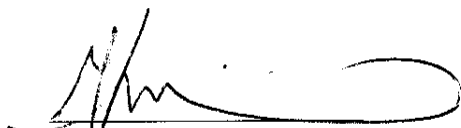
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- 8. If any agent named by me shall die, become incompetent, resign, or refuse to accept the office of agent, I name the following (each to act alone and successively, in order named) as successor to such agent: **NONE**. For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.
- 9. 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.
- 10. 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.

Signed:   
**Abbas Vahdani, Principal**

Specimen Signatures of Agent  
(and Successors)

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

  
**Gilda Amini, Agent**

Signed:   
**Abbas Vahdani, Principal**

*Mail To:*

This document was prepared by: Gilda Amini, Esq., Attorney at Law, 477 North Canal Street, Chicago, Illinois 60610.

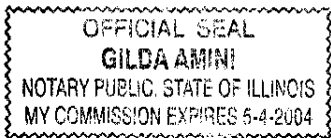
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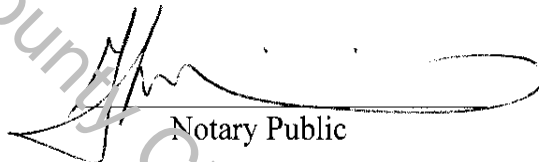
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STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

I, Gilda Amini, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Abbas Vahdani, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and the additional witness this day in person, and acknowledged that he signed, sealed and delivered the said 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 of the agent).

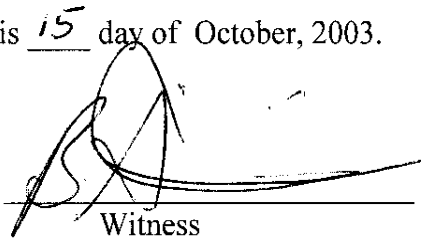
Given under my hand and official seal this 15<sup>th</sup> day of October, 2003.



  
\_\_\_\_\_  
Notary Public

I, the undersigned witness **HEREBY CERTIFY** that Abbas Vahdani, 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 him to be of sound mind and memory.

Given under my hand and official seal this 15 day of October, 2003.

  
\_\_\_\_\_  
Witness

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## EXHIBIT "A": LEGAL DESCRIPTION

### Parcel 1:

**Lot 37 in Kinzie Park Subdivision being a resubdivision of Lots, Blocks and Vacated Streets and Alleys in Wabansia in the East half of the Northwest quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded July 27, 1999 as document 99712460 in the City of Chicago, Cook County, Illinois.**

### Parcel 2:

**Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Easements, Restrictions, Easements and By Laws for Kinzie Park Homeowners Association recorded May 27, 1999 as document 99514088.**

**Permanent Real Estate Index Numbers: 17-09-112-053-0000**

**Address of Real Estate: 465 North Canal Street, Chicago, Illinois 60610**