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Date: 08/06/2004 09:22 AM Pg: 1 of 5

POWER
OF
ATTORNEY

Prepared by
and

Return to:

Todd M. Van Baren
Heesemack & Taenat LLP
Suite 1200
Chicago, IL 60603

SKY

ATCF, INC.

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

Illinois Power of Attorney Act, Public Act 85-701, effective 9/22/87; 755 ILCS, 45/1-1 th 45/4-12

POWER OF ATTORNEY made this 19 day of July, 2004.

1. I, Patricia A. Carlin, of Orangevale, CA, hereby appoint Todd M. Van Baren, of Hoogendoorn & Talbot LLP, as my attorney-in-fact (my "agent") to act for me singly 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 relating to the purchase of 420 W. Burlington, Unit 407, La Grange, Illinois.
- (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.~~
- (k) ~~Commodity and option transactions.~~
- (l) ~~Business operations.~~
- (m) Borrowing transactions relating to the purchase of 420 W. Burlington, Unit 407, La Grange, Illinois.
- (n) ~~Estate transactions.~~
- (o) All other property powers and transactions relating to the purchase of 420 W. Burlington, Unit 407, La Grange, Illinois.

2. The powers granted above intentionally are neither modified nor limited in any way.

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

(a) ~~To make gifts to my family, relatives and charitable organizations previously supported by me to the extent such gifts are consistent either with estate and tax planning goals appropriate for my estate or with my past gifting practices.~~

(b) ~~To transfer property of mine to or withdraw property from the trust heretofore created by me known as the "_____ TRUST, DATED _____."~~

4. My agent shall not have the right to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons.

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 the date it is signed.

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7. This power of attorney shall terminate on my death.

8. ~~If the agent named by me shall die, become incapacitated, resign or refuse to act,~~
I name _____, as successor to such agent.

9. ~~If a guardian of my person is to be appointed, I nominate my first above named agent to serve as such guardian.~~

10. If a guardian of my estate (my property) is to be appointed, I nominate my first above named agent to serve as such guardian.

11. ~~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.~~

Patricia A. Carlin

Patricia A. Carlin

Specimen signature of agent:

Todd M. Van Baren

Todd M. Van Baren

I certify that the signature of my agent is correct.

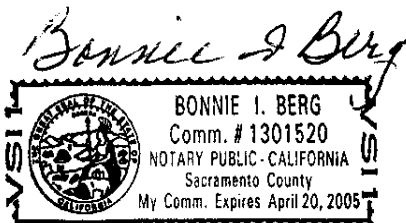
Patricia A. Carlin

Patricia A. Carlin

STATE OF ~~California~~)
) SS:
COUNTY OF ~~Sacramento~~

The undersigned, a notary public in and for the above county and state, certifies that Patricia A. Carlin, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me 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: 7/9/04, 2004.



Notary Public

My commission expires: 4/20/2005

The undersigned witness certifies that Patricia A. Carlin, 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 Patricia A. Carlin to be of sound mind and memory.

Dated: 7-9-04

Witness

Julie Rackley

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STATUTORY GUIDELINES

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 APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN A POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. 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 (SEE THE ATTACHMENTS TO 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.

THE FOLLOWING PROVISIONS ARE APPLICABLE TO THE LIKE NUMBERED PARAGRAPH OF THE ATTACHED "ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY".

1. YOU MAY STRIKE OUT ANY ONE OR MORE OF THE CATEGORIES OF POWERS LISTED IN PARAGRAPH 1(a) THROUGH (o) YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY, DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.

2. YOU MAY INCLUDE LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS LISTED IN THIS POWER OF ATTORNEY BY SPECIFICALLY STATING THEM IN PARAGRAPH 2.

3. YOU MAY ADD OTHER DELEGABLE POWERS OR YOU MAY REMOVE THE POWER INCLUDED TO MAKE GIFTS.

4. YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD STRIKE OUT THE WORD "not" IN THE FIRST LINE OF PARAGRAPH 4.

5. YOU MAY PROVIDE THAT YOUR AGENT SHALL NOT BE COMPENSATED BY SO PROVIDING IN PARAGRAPH 5.

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6. THIS POWER OF ATTORNEY BECOMES EFFECTIVE IMMEDIATELY UNLESS YOU STATE OTHERWISE AND MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER.

7. THIS POWER OF ATTORNEY WILL TERMINATE AT YOUR DEATH, BUT YOU MAY PROVIDE FOR AN EARLIER TERMINATION.

8. YOU MAY NAME A SUCCESSOR TO YOUR AGENT BY COMPLETING THE SPACE PROVIDED IN PARAGRAPH 8.

9. & 10. IF YOU WISH TO NAME A GUARDIAN OF YOUR PERSON OR A GUARDIAN OF YOUR ESTATE, OR BOTH, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY INSERTING THE NAME(S) OF SUCH GUARDIAN(S) IN PARAGRAPHS 9 AND 10. THE COURT WILL APPOINT THE PERSON NOMINATED BY YOU IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. YOU MAY, BUT ARE NOT REQUIRED TO, NOMINATE AS YOUR GUARDIAN(S) THE SAME PERSON NAMED IN THIS FORM AS YOUR AGENT AS THE FORM NOW DOES.

SPECIMEN SIGNATURE. YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENT TO PROVIDE SPECIMEN SIGNATURES AT THE END OF THE FORM. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.

NOTARIZATION. THIS POWER OF ATTORNEY MUST BE NOTARIZED, USING THE FORM PROVIDED.

Document prepared by:

Todd M. Van Baren
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(312) 786-2250

units 420-407 and P4, together with its undivided percentage interest in the common elements, in Spring Avenue Station Condominium, as delineated and defined in the Declaration recorded as Document No. 0011096800, in the west 1/2 of the Northwest 1/4 of Section 4, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

18-04-121-037-1021 and 18-04-121-037-1029