

UNOFFICIAL COPY



Doc#: 0422541061
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/12/2004 10:27 AM Pg: 1 of 3

205-6634/MTC/AW
20F 4
POWER OF ATTORNEY

M.G.R. TITLE

Property of Cook County Clerk's Office

The undersigned, FRANCIS A. NOLAN, IV, of San Francisco, CA, hereby appoints Donald S. Lavin (hereinafter referred to as "said attorney"), of the County of Cook and State of Illinois, the true and lawful attorney in fact, for, and in the name and stead of, and on behalf of the undersigned, to do and execute and to deliver all or any of the following acts, instruments, deeds and things, at such time or times and from time to time as said attorney may determine, all with respect to all or any part of the real property below described or referred to in this Power of Attorney, (hereinafter referred to as "said real estate") as fully as the undersigned might or could do if personally present and acting, to-wit:

To contract to buy for such price, for cash or on credit, upon such terms and to such Seller or Sellers and to make, execute and deliver such contracts for any such purchases, containing such promises, agreements and provisions, all as said attorney may determine;

To perform all contracts concerning said real estate which the undersigned have entered into prior to or after this date;

To execute, acknowledge, deliver and cause to be filed of record and recorded, any and all documents prepared by FRANK A. NOLAN, IV'S lender, Bank of American including the Note, Mortgage and all associated documents required for the acquisition of the property known as #1705 and CU-143 located at 720 N. Larrabee, as legally described below, and to execute and deliver any and all additional closing documents including but not limited to documents required by Mercury Title Company, documents required by the Seller, including RESPA, Closing Statement, Tax Prorations Letter, ALTAs, Personal Information Affidavit, all as said attorney may determine;

To waive all rights and benefits of the undersigned under and by virtue of the Homestead Exemption Laws of the State of Illinois, in any deed, trust deed, mortgage, or other instruments, executed pursuant to any of the foregoing powers and also in any acknowledgment thereof; and the undersigned hereby waive all rights and benefits under and by virtue of the Homestead Exemption laws of the State of Illinois.

UNOFFICIAL COPY

To receive and receipt for any excess proceeds, whether in currency or evidenced by check, draft or other instrument.

Said attorney shall have and may exercise any and all of the powers and authorities hereinabove granted at any time and from time to time, within three months from the date hereof, or until such prior date as such power and authority shall be revoked by instrument in writing signed by the undersigned and recorded in the Recorder's Office of the county in the state of Illinois, wherein said real estate is situated.

The real estate with respect to which this Power of Attorney is executed is described as follows, to-wit;

Parcel 1:

Unit 1705 and GU-143, together with its undivided percentage interest in the common elements in the Two River Place Condominium as Delineated and defined on the Survey attached to the Declaration of Condominium recorded as Document 0410718039, being a Part of Russell, Mather and Roberts' Second Addition to Chicago, a Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, IL.

Parcel 2:

The Exclusive Right to Use Storage Space # _____, a Limited Common Element as Delineated on a Survey attached to the Declaration of Condominium recorded as Document 0410718039.

Commonly known as Unit 1705 and parking space GU-143, 720 N. Larrabee St., Chicago, IL 60610

Francis A. Nolan, IV
FRANCIS A. NOLAN, IV

WITNESS the due execution hereof this 3rd day of August, 2007.

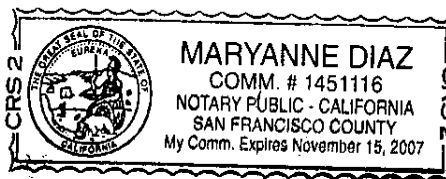
STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS.

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY THAT Francis A. Nolan, IV, is 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 3 day of August, 2004.

Maryanne Diaz
Notary Public

My commission expires: 11/15/07nd



Prepared by:
Donald S. Lavin
95 Revere Dr., Ste. J
Northbrook, IL 60062

MAIL TO: Donald S. Lavin
95 Revere Dr. # J
Northbrook, IL 60062

UNOFFICIAL COPY

PARCEL 1:

UNIT 1705 AND GU-143 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TWO RIVER PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410718039, BEING A PART OF RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-160, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0410718039.

PIN #: 17-09-113-006 ; 009,010,011 ; 17-09-500-~~008~~ ; 003

Commonly known as: 720 NORTH LARRABEE STREET, #1705
CHICAGO, Illinois 60610