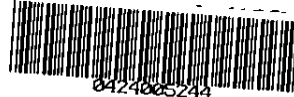


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Doc#: 0424005244
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 08/27/2004 12:44 PM Pg: 1 of 5

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

1st AMERICAN TITLE order #

818231

2/18/05

5

(NOTICE: 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 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" WHICH IS ATTACHED TO AND MADE A PART OF 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).

POWER OF ATTORNEY made this 21st day of May, 2004.

1. I, JASON KANG, 1795 Wedgewood Drive, Lake Forest, IL 60045, hereby appoint: CATHERINE KANG, 1795 Wedgewood Drive, Lake Forest, IL 60045, to act for me 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:

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(YOU MUST STRIKE ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS 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 YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

To execute any and all documents pertaining to the purchase of the real estate transaction for the property located at 3025 and 3027 W. 38th Street, Chicago, IL 60623, including but not limited to, Mortgage, Note and related loan documentation as required by the lender, including waiver of homestead, the HUD-1 (RESPA) closing statement, and any other documents relating to title, closing, financing, and any 1031 Exchange documentation, to properly consummate the purchase the referenced real estate.

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

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 conditions on the sale of particular stock or real estate or special rules on borrowing by the agent): NONE.

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): To transfer any part or all of the subject property to the Maria Bose Trust Agreement dated June 7, 2001.

(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 KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

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.

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(THIS POWER OF ATTORNEY 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:)

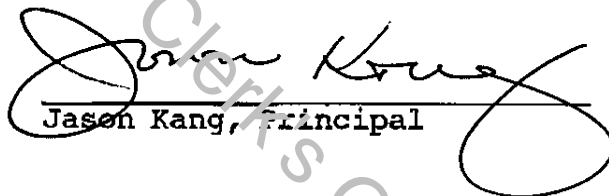
5. This power of attorney shall become effective on (insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect): May 21, 2004.

6. This power of attorney shall terminate on (insert a future date or event, such as court determination of disability, when you want this power to terminate prior to your death): June 30, 2004.

7. 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 the order named) as successor(s) to such agent: Michael J. Cozzi, Attorney at Law, 215 N. Arlington Hts. Rd. #100, Arlington Heights, IL 60004.

For purposes of this paragraph 7, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

8. 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.


Jason Kang, Principal

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

Specimen signatures of
agent (and successors):

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


Catherine Kang, Agent


Jason Kang, Principal

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[Signature]
Witness

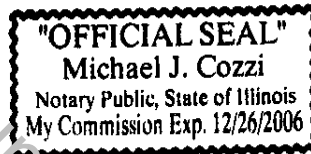
[Signature]
Witness

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

The undersigned, a notary public in and for the above county and state, certifies that JASON KANG, and the foregoing witnesses, known to me to be the same persons whose names are subscribed as principal and witnesses to the foregoing Power of Attorney, appeared before me in person and acknowledged signing the delivering the instrument as the free and voluntary act of the principal and witnesses, for the uses and purposes therein set forth, and certified to the correctness of the signature of the agent.

Dated: May 21, 2004

[Signature]



NOTARY PUBLIC
My commission expires: 12-26-06

PIN : 16-36-317-017-0000 and 16-36-317-018-0000

Common Address : 3025 and 3027 W. 38th St., Chicago IL 60623

Legal Descrip : Lots 15 and 16 in Adam Smith's Subdivision of the South 1/2 of the North 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

This document was prepared by: MICHAEL J. COZZI, Attorney at Law, 215 N. Arlington Heights Rd., #100, Arlington Heights, IL 60004.

After Recording, mail to : MICHAEL J. COZZI, Attorney at Law, 215 N. Arlington Heights Rd., #100, Arlington Heights, IL 60004.

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Parcel 1:

Lot 16 in Block 13 in Adam Smith's Subdivision of the South 1/2 of the North 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 16-36-317-017-0000 Vol. 508

Property Address: 3025-27 West 38th Street, Chicago, Illinois 60623

Property of Cook County Clerk's Office