

UNOFFICIAL COPY



Doc#: 0425850144
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 09/14/2004 03:38 PM Pg: 1 of 5

Property of Cook County Recorder of Deeds Office

POWER OF ATTORNEY

THE STATE OF ILLINOIS

COUNTY OF COOK

NOW ALL MEN BY THESE PRESENTS, that I/We, **BARBARA L. SPOERL** OF COOK COUNTY, ILLINOIS, have made, constituted and appointed, and BY THESE PRESENTS do make, constitute and appoint, **MORTON J. RUBIN** and/or **KRISTEN A. ROBINSON** of COOK County, State of Illinois, my true and lawful agent and ATTORNEY-in-fact (hereinafter referred to as "attorney") (or me and in my name, place and stead to make, execute, acknowledge, amend, modify and deliver in my name such notes, agreements, promises to pay, affidavits, closing statements, contracts, instrument of conveyance, mortgage or lease, and any and all other instruments, agreements and documents as my said attorney may deem appropriate and which are in any way related to any transaction involving the ownership, maintenance, financing, to execute any and all documents relating to the completion of an IRC Section 1031 Deferred Exchange, purchase and/or sale of, or any matter in any way related to, the following described property ("the property"):

**SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF**

Property Address: **2266 ROYAL RIDGE, NORTHBROOK, ILLINOIS 60062**

Permanent Index: **04-14-301-152**

Attorney shall have power to execute such other powers as may be necessary or desirable in the management of the Property, whether the same be of like kind or character to those herein enumerated or not, so long as related to the Property; in particular my said attorney is hereby enabled to act under changed conditions, the exact nature of which cannot now be foreseen, it being intended to vest in my said attorney, and I do hereby vest in my said attorney, full power to control and manage the Property and hereby giving and granting to my said attorney full power and authority to do and perform all and ever act and thing whatsoever requisite and necessary to be done in connection therewith as fully to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming whatsoever my said attorney shall or may do by virtue hereof.

406843

1 of 2

5P

UNOFFICIAL COPY

All powers and authorities hereby granted may be exercised by my said attorney acting alone without the joinder of any other person.

This power of attorney shall not terminate on disability of the principal.

The attorney named herein shall not be obligated to furnish bond or other security.

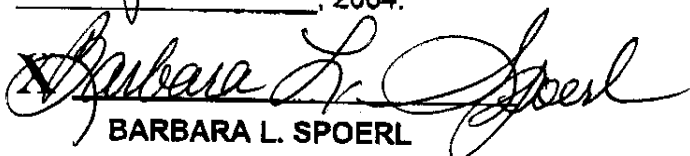
Any authority granted to my attorney herein shall be limited so as to prevent this power of attorney from causing my attorney to be taxed on my income and from causing my estate to be subject to a general power of appointment by my attorney, as that term is defined in Section 2401 of the Internal Revenue Code.

I hereby ratify and confirm all that my attorney, or his successors, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers granted herein.

I hereby bind myself to indemnify my attorney herein named and any successor who shall so act against any and all claims, liabilities, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorneys' fee which my attorney at any time may sustain or incur in connection with his carrying out the authority granted him in this power of attorney.

This power of attorney and the powers herein granted may be revoked only by (i) my death, or (ii) revocation by an instrument in writing, duly executed and acknowledged by me and filed for record in the office of the County Clerk of the County and State in which the Property is located. It is my intention that any person or any firm, corporation, joint venture, association or other legal entity of any kind of character dealing with my said attorney, or his substitute or substitutes shall be entitled to rely on the provisions of this paragraph in determining whether or not this power of attorney has been revoked and I hereby represent to those dealing with my said attorney, or his substitute or substitutes, that they are entitled to rely upon the terms and provisions of this paragraph in determining whether this power of attorney has been revoked. This Power of Attorney shall terminate upon consummation of the above referenced Purchase on or before **JULY 27, 2004**.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of _____, 2004.


BARBARA L. SPOERL

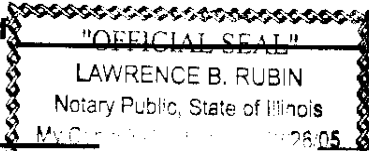
STATE OF ILLINOIS

COUNTY OF COOK

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **BARBARA L. SPOERL** whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and notarial seal, this 19th day of July, 2004

NOTARY PUBLIC in and or the State of _____
My Commission Expires: _____



WITNESS _____

DATED _____

UNOFFICIAL COPY

STEWART TITLE

ALTA COMMITMENT
Schedule A - Legal Description
File Number: TM147623
Assoc. File No: 406843

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

PARCEL I:

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED April 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 96927871 AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON November 3, 1997 AS DOCUMENT NO. 97818381.

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 145

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 184.73 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 221.00 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2266 ROYAL RIDGE DRIVE), FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT FIVE (5) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST, 21.58 FEET; 2) NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, 25.42 FEET; 3) SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST, 20.17 FEET; 4) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, 5.00 FEET; 5) SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST, 7.08 FEET TO THE CENTERLINE OF A

STEWART TITLE GUARANTY
COMPANY

UNOFFICIAL COPY

STEWART TITLE

ALTA COMMITMENT

Schedule B - Exceptions

File Number: TM1147623

Assoc. File No: 406843

GUARANTY COMPANY

HEREIN CALLED THE COMPANY

PARTY WALL; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST ALONG SAID CENTERLINE FOR 52.82 FEET; THENCE FOLLOWING THE NEXT NINE (9) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 60 DEGREES 15 MINUTES 06 SECONDS EAST, 17.25 FEET; 2) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, 8.04 FEET; 3) NORTH 60 DEGREES 15 MINUTES 06 SECONDS EAST, 4.00 FEET; 4) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, 2.00 FEET; 5) NORTH 60 DEGREES 15 MINUTES 06 SECONDS EAST, 10.92 FEET; 6) SOUTH 74 DEGREES 44 MINUTES 54 SECONDS EAST, 7.54 FEET; 7) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, 2.37 FEET; 8) NORTH 60 DEGREES 15 MINUTES 06 SECONDS EAST, 11.33 FEET; 9) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, 55.50 FEET TO THE PLACE OF BEGINNING; CONTAINING 2509 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2266 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

LIMITED COMMON AREA FOR BUILDING SITE 145

THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 184.73 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 221.00 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2266 ROYAL RIDGE DRIVE); THENCE ALONG A LINE COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE, NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, 55.50 FEET, FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST, 11.33 FEET; 2) NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, 2.37 FEET; 3) NORTH 74 DEGREES 44 MINUTES 54 SECONDS WEST, 7.54 FEET; 4) SOUTH 60

UNOFFICIAL COPY

STEWART TITLE

ALTA COMMITMENT

Schedule B - Exceptions Cont.

File Number: TM147623

Assoc. File No: 406843

GUARANTY COMPANY

HEREIN CALLED THE COMPANY

DEGREES 15 MINUTES 06 SECONDS WEST, 10.92 FEET; 5) NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, 2.00 FEET; 6) SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST, 4.00 FEET; 7) NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, 8.04 FEET; THENCE NORTH 60 DEGREES 15 MINUTES 06 SECONDS EAST, 31.54 FEET; THENCE SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, 17.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office