

# UNOFFICIAL COPY

Seller: Mangan

## IRREVOCABLE LIMITED POWER OF ATTORNEY

THAT the undersigned, Daniel W. Mangan ("Seller" whether one or more), makes, constitutes and appoints Sulzer & Shopiro, Ltd. ("Attorney-in-Fact"), Seller's true and lawful Attorney-in-Fact for Seller and in Seller's name, place and stead, to do any and all things necessary or desirable in connection with the sale and conveyance of the following described property and any improvements and fixtures located thereon (the "Property"), located in Cook County, Illinois, commonly known as: 930 North Wood, Unit 3, Chicago, Illinois 60622 and being more particularly described as follows:

See Exhibit "A" attached hereto.

17-06-424-058-1003

The powers conferred by this Limited Power of Attorney are limited to the Property and shall include, but not be limited to, the following:

- 386169
1. To enter into a contract of sale or exchange (the "Contract") covering the Property at such price and upon such terms as Attorney-in-Fact deems necessary or desirable, and to amend, modify, extend or terminate the Contract as Attorney-in-Fact deems necessary or desirable.
  2. To attend the closing of the Contract on Seller's behalf, and to complete, sign, execute, seal, acknowledge and deliver a warranty deed, bill of sale, closing statement, property disclosure statement, tax and utility notices and disclosures, escrow agreement and such other instruments and documents as the title company, any lender or any other interested parties might require or that might be required by law in connection with the sale and conveyance of the Property or the closing of the Contract.
  3. To pay, settle, compromise and deliver, and to ask, demand, sue for, recover, collect and receive all sums of money, debts and demands of whatever kind which have or may become due and owing by Seller or to Seller, arising out of such sale of the Property or the closing of the Contract, and to release, assign, satisfy and enforce by litigation, court action or otherwise any mortgage, deed of trust, encumbrance, lien or other claim that exists or is claimed to exist with respect to the Property, or otherwise settle any dispute and compromise any and all claims in connection with title to the Property as Attorney-in-Fact may deem necessary or desirable.
  4. To exchange the Property for such other real or personal property as Attorney-in-Fact shall deem necessary or desirable, or in satisfaction of any debt owed by Seller, and to execute and deliver the necessary instruments of transfer and conveyance necessary or desirable to consummate such exchange.
  5. To lease, let, mortgage, convey in trust and hypothecate the Property upon such terms and conditions and under such covenants as Attorney-in-Fact shall deem necessary or desirable, and to execute and deliver subordination agreements subordinating any lien, encumbrance or right in the Property.
  6. To take such other actions in connection with the Property as Attorney-in-Fact may deem necessary or desirable.

Seller hereby revokes any and all powers of attorney heretofore made by Seller authorizing any person or entity to do any act relative to the Property or any part thereof.

Seller hereby gives and grants to Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever requisite, necessary and proper to be done in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as Seller might or could do if personally present, hereby ratifying and confirming all that Attorney-in-Fact shall lawfully do or cause to be done by virtue of this Limited Power of Attorney and the rights and powers granted by it.

Seller further gives to Attorney-in-Fact full power and authority to appoint a substitute to perform any of the acts that Attorney-in-Fact is empowered to perform by this Limited Power of Attorney, with the right to revoke such appointment of such substitute at the pleasure of Attorney-in-Fact.



4/2/04

Doc#: 0428233170  
Eugene "Gene" Moore Fee: \$54.00  
Cook County Recorder of Deeds  
Date: 10/08/2004 11:20 AM Pg: 1 of 4

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which affect the real estate or which affect any fixtures, appliances, or equipment now installed in or on the real estate; except as follows: \_\_\_\_\_

13. That Seller is in sole possession of the real estate, and that no other party has possession, or has right of possession under any tenancy, lease or other agreement, written or oral; except as follows: \_\_\_\_\_

14. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) (has) (have) knowledge, except as stated herein: \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

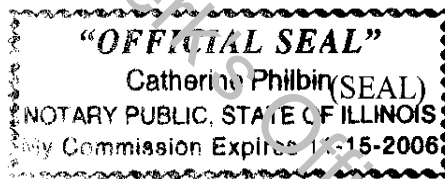
  
\_\_\_\_\_  
DANIEL W. MANGAN

State of \_\_\_\_\_

County of \_\_\_\_\_

The forgoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2004 by DANIEL W. MANGAN.

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



State of Illinois

County of Cook

The forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by

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

(SEAL)

\*\*The spouse of each Seller must sign, even if spouse is not in title.

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Attorney-in-Fact shall not be obligated to furnish bond or other security and Seller agrees that any third party that receives a copy or otherwise has knowledge of this Limited Power of Attorney may act in reliance upon it. Seller further agrees to indemnify and hold harmless any third party, and give to Attorney-in-Fact full power and authority to indemnify and hold harmless any third party, for any claims that arise because of reliance upon this Limited Power of Attorney.

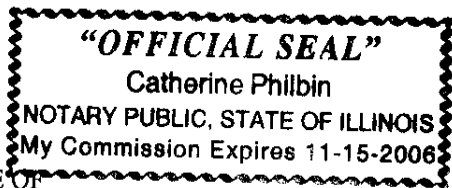
This Limited Power of Attorney is a durable power of attorney coupled with an interest and is being executed and delivered in connection with an agreement Seller has entered into with Attorney-in-Fact regarding the sale of the Property. This Limited Power of Attorney shall be effective immediately upon execution and shall continue and shall not be affected by Seller's death, disability, divorce, incompetence or incapacity.

IN WITNESS WHEREOF, the undersigned have executed this Irrevocable Limited Power of Attorney this 15<sup>th</sup> day of July, 2004.

X Daniel W. Mangan (Seal)  
Daniel W. Mangan - Seller

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2004, by



Witness my hand and official seal,

Catherine Philbin  
Notary Public  
My commission expires 11-15-06

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by

Witness my hand and official seal,

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

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## EXHIBIT 'A'

PARCEL 1: UNIT 3 IN THE 930 NORTHWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN BOAKES RESUBDIVISION OF BLOCK 5 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00554327 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00554327.

Property of Cook County Clerk's Office