

# UNOFFICIAL COPY

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(Notice: The purpose of this Power of Attorney is to give the person you delegate (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 that the Agent is not acting properly. You may name successor Agents under this form but no 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. That law expressly permits the use of any different form or 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.)

**FIRST AMERICAN TITLE 1030935 3H**

POWER OF ATTORNEY made this 22 day of January, 2005

I, Danielle J. Komen, hereby appoint ~~my~~ Lawrence H. Komen, as my attorney-in-fact (my "Agent") to act for me 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 of Attorney for Property Law" (including all amendments), but subject to any limitations and powers inserted in paragraph 2 or 3 below:



Doc#: **0504604103**  
 Eugene "Gene" Moore Fee: \$50.00  
 Cook County Recorder of Deeds  
 Date: 02/15/2005 10:15 AM Pg: 1 of 3

A. Real Estate Transaction & Lending Transactions.

2. The powers granted above shall not include the following particular the following particulars (here you may include any specific limitations you deem appropriate prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the Agent):

The Agent's power is limited to signing any and all documents concerning the real estate purchase and finance transaction for the real property located at 3520 N. Lakeshore Drive, Unit 9P, Chicago, Illinois

3. The authority herein shall include: such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein, including without limitation the making, executing, acknowledging and delivering of all contracts, deeds, notes, trust deeds, mortgages, assignments of rents, waivers of homestead rights, affidavits, bills of sale and other instruments, including specifically a note and mortgage creating a lien on the premises to secure such note in favor of a lender and endorsing and negotiating checks and bills of exchange and I hereby ratify and confirm all such acts of my Agent.

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.

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 January 22, 2005 **3H**

7. This Power of Attorney shall terminate January 31, 2005

8. If any agent named by 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: NONE

For purposes of this Paragraph 8, 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.

9. If a Guardian of my estate (my property) is to be appointed, I nominate the Agent acting under this Power of attorney as such Guardian, to serve without bond or security.

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10. 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.

Signed: Carol A. Komen  
CAROL A. Komen

WITNESSES:

Juan L. Garcia  
NAME: GARCIA, JUAN L.  
ADDRESS: 850 CENTRAL AVE HIGHLAND PARK IL 60035

Rigo Anaya  
NAME: Rigo Anaya  
ADDRESS: 850 Central Ave Highland Park IL 60035

THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED

State of Illinois )  
Country of Cook ) SS.



The undersigned, a notary public in and for the above county and state, certified that Carol A. Komen, known to me to be the same person whose name is subscribed as principal to the forgoing Power of Attorney 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: January 22<sup>nd</sup>, 2005

Yuri Gomez  
Notary Public

My Commission Expires: 8/20/08

prepared by + mail to:  
Judy B. Oppenheim, Esq.  
723 Detamble Ave.  
Highland PK, IL 60035

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## LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Unit Number 9 - 'P' in the 3520 Lake Shore Drive Condominium as delineated on a survey of the following described real estate:

Part of Block 2 in Baird and Warner's Subdivision of Block 12 of Hundely's Subdivision of Lots 3 to 21, inclusive, and 33 to 37, inclusive, in Pine Grove, a subdivision of fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, together with a vacated alley in said Block and a tract of land lying Easterly of and adjoining said Block 12 and Westerly line of North Shore Drive, in Cook County, Illinois

Which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as document 25200625 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index #'s: 14-21-112-012-1120 Vol. 0485

Property Address: 3520 North Lake Shore Drive, Unit 9P, Chicago, Illinois 60657

Property of Cook County Clerk's Office