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LOAN # 7199722



Doc#: 0505532077  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/24/2005 03:34 PM Pg: 1 of 3

Property of

**SPECIFIC POWER OF ATTORNEY  
TO ENCUMBER REAL PROPERTY**

01050273/AMM/15/17/03

KNOW ALL MEN BY THESE PRESENTS, that I, MARK J. KOMPANIK do hereby constitute and appoint J. ROBYN KOMPANIK, my true, sufficient, and lawful attorney to act in all my affairs, undertakings and business arising out of the purchase and financing or refinancing of real property known as Lot numbered B-504, Block lettered \_\_\_\_\_, in the subdivision known as "STATE PLACE CONDOMINIUM", plat recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_, among the Land Records of \_\_\_\_\_ County, \_\_\_\_\_ State, also known as 1133 S. STATE STREET #B 504 (street address), CHICAGO (city), Cook (county), Illinois (state)(the "Property"), and for that purpose in my name and on my behalf to do and execute any or all of the following acts, deeds and things, that is to say:

1. Negotiate, contract or agree to the purchase and financing or refinancing of the Property. Upon such terms, considerations and conditions as my said attorney shall see fit, to transact and execute all Notes, Deeds of Trust/ Security Deeds/Mortgages, and any other documents pertaining to the settlements of the above described purchase or refinance including, but not limited to, the contract of sale for said property, settlement sheets, Truth-in-Lending forms and any and all other documents or forms required by MARKET STREET MORTGAGE CORPORATION, the lender, as required as my Attorney-in-Fact.
2. Contract a loan for and to borrow the sums of One Hundred Eight / Eight Thousand Eight Hundred Fifty Dollars and no/100 Dollars (\$ 18,850.00) for the purchase or refinancing of the property specified herein, in my name, bearing interest at the initial rate of Five and Five / Eighths Percent (5.625%) per annum or lower for a term of Thirty (30) years, with monthly payments, and upon such other terms as my said attorney shall see fit, and to execute, a promissory note or notes for the payment therefore, and as collateral security therefore to execute, acknowledge and deliver a Deed of Trust/Security Deed/Mortgage upon the above described premises, with the usual power of sale and interest and insurance clauses, and other usual provisions and covenants.

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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847-223-7903

3. Do anything and everything necessary, and sign any and all documents which may be necessary, to exercise the authority granted above, as I could do if personally present.

Provided, however that all business transacted hereunder for me, or for my account, shall be transacted in my name, and that all endorsements executed by my said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact."

This Specific Power of Attorney to encumber real property shall survive and not be effected by any disability on my part. My Attorney-in-Fact is, also, specifically authorized to act on my behalf until he learns of my death, if such event occurs. My Attorney-in-Fact is hereby authorized to receive and provide all information and disclosures pursuant to the Real Estate Settlement Procedures Act.

The undersigned witness certifies that MARK J. KOMPANIK, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him/her to be of sound mind and memory.

Barbara Swain

BARBARA SWAIN

(print witness name above)

Witness

Mark Kompanik

Applicant's Signature

2-15-05

Date

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mark Kompanik AND persons whose names are subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal, this 15th day of February, 2005.

(seal)

Vita Marinelli  
NOTARY PUBLIC

My commission expires: 4-22-06



This instrument prepared by:  
and return to: MARK KOMPANIK  
533 N DUPAGE AVE.  
ADDISON IL 60101



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## Exhibit A

## Parcel A:

Unit **B-504** and Parking Space **P-185** in the State Place Condominium, as delineated on a survey of part of the following described real estate:

## Parcel 1:

Sublots 1 and 2 of Lot 2, Sublots 1 and 2 of Lot 3, Sublots 1 and 2 of Lot 6, Sublots 1 and 2 of Lot 7 and Sublots 1 and 2 of Lot 10, all in Block 22 in Canal Trustees' Subdivision of Fractional Section 15 Addition to Chicago, according to the Plat thereof filed September 1, 1848 as document number 20751 and re-recorded September 24, 1877 as document number 151610 (Except the West 27 Feet of said Sublots taken for widening State Street); and also, Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Jackson's Subdivision of Lots 11 and 14 in Block 22, in Fractional Section 15 Addition to Chicago, according to the Plat thereof filed for record May 5, 1877 as document number 133390 (Except the West 27 feet of said Lots 1 through 7 taken for widening State Street), all in Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

## Parcel 2:

That part of vacated South State Street lying West of the East line of the West 27.0 feet of lots 2, 3, 6, 7, and 10 in block 22 in Canal Trustee's Subdivision, aforesaid, and lying West of Lots 1 through 7 both inclusive, in Jackson's Subdivision, aforesaid, and lying East of a line 1.50 feet West of and parallel with the East line of the West 27.0 feet of Lots 2, 3, 6, 7, and 10 in Canal Trustee's Subdivision, aforesaid, as extended Southerly to the North line of E. Roosevelt Road, lying Southerly of the South line of E. 11th Street, and North of the North line of E. Roosevelt Road, pursuant to that certain vacation Ordinance recorded August 29, 2003 as document number 0324119133.

Which survey is attached as Exhibit B to the Declaration of Condominium recorded December 9, 2004 as document number 0434410057, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

## Parcel B:

Easements for the benefit of Parcel A as created by Declaration of Covenants, Conditions, Restrictions and Easements recorded December 9, 2004 as document number 0434410056 made by State Street Associates, LLC an Illinois limited liability company, as Declarant, for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the retail property as more fully described therein and according to the terms set forth therein.

17-15-308-001, 17-15-308-002, 17-15-308-003  
 17-15-308-004, 17-15-308-005, 17-15-308-006, 17-15-308-007  
 17-15-308-008, 17-15-308-009, 17-15-308-010, 17-15-308-011  
 17-15-308-012

The mortgage of the subject unit should contain the following language: \_\_\_\_\_

The mortgagor also hereby grants to the mortgagee, its successors and assigns, as right and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium.

This mortgage is subject to all rights, easements and covenants, provisions, and reservation contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.