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Doc#: 0507611002
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 03/17/2005 08:13 AM Pg: 1 of 7

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ATGF, INC.

POWER OF ATTORNEY FOR PROPERTY

(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" OF WHICH THIS FORM IS A PART (SEE THE BACK 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.)

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POWER OF ATTORNEY made this ^{MARCH} February 1, 2005

1. I, KATHARINE A. JOHNSON OF 910 N. MITCHELL, ARLINGTON HEIGHTS, IL 60004

(insert name and address of principal)

hereby appoint: MELVIN W. JOHNSON, MY HUSBAND, OF 910 N. MITCHELL, ARLINGTON HEIGHTS, IL. 60004

(insert name and address of agent)

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 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 OUT 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.)

- (a) Real estate transactions for any property in which I have any interest, including waiver of any and all homestead rights and/or interests..
- (b) Financial institution transactions.
- ~~(c) Stock and bond transactions.~~
- (d) Tangible personal property transactions.
- ~~(e) Safe deposit box transactions.~~
- ~~(f) Insurance and annuity transactions.~~
- ~~(g) Retirement plan transactions.~~
- ~~(h) Social Security, employment and military service benefits.~~
- ~~(i) Tax matters.~~
- ~~(j) Claims and litigation.~~
- ~~(k) Commodity and option transactions.~~
- ~~(l) Business operations.~~
- ~~(m) Borrowing transactions.~~
- ~~(n) Estate transactions.~~
- ~~(o) All other property powers and transactions.~~

(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):

no other limitations or modifications

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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):

As to the sale of the real estate in for the property commonly known as

914 N. Mitchell, Arlington Heights, Illinois 60004

To contract to purchase, and to agree to convey to or to purchase, in fee simple absolute or in any lesser estate, for such price, for cash or on credit, upon such terms and to such seller or purchaser and to make, execute and deliver such contracts for any such sale or sales or purchase or purchases, containing such promises, agreements and provisions, all as said attorney may determine;

To perform all contracts concerning said real estate which the undersigned entered into prior to or after this date;

To execute, acknowledge, and instruct that there will be filed of record and recorded, such mortgages, trust deeds, deed or deeds and such other instrument or instruments of conveyance to the principal by grantee or grantees or grantor or grantors, with or without such covenants of warranty or otherwise and with or without such other agreements and provisions and such reservations and conditions as conveying in fee simple or in such lesser estate and in joint tenancy or in tenants in common or in tenants by the entirety or in such other tenancy, all as said attorney may determine;

To waive all rights and benefits of the undersigned under and by virtue of the Homestead Exemption Laws of the State of Illinois, in any deed, trust deed, mortgage, or other instruments, executed pursuant to any of the foregoing powers and also in any acknowledgment thereof; and the undersigned hereby waives all rights and benefits under and by virtue of the Homestead Exemption laws of the State of Illinois;

To execute any and all documents required by any lender, including but not limited to mortgages, notes, truth in lending statements, disbursement statements, loan applications, IRS forms and tax returns, and any and all other documents required by any lender for the purchase of the property described herein this instrument, to execute and any all documents required by any Title Insurance Company or attorney utilized for the closing on said property, including but not limited to an Agency/Excrow agreements, Note and Mortgage documents, Certificates of reporting or non-reporting, ALTA statements, compliance agreements and any other documentation so required by any parties to the transaction, their lenders, title companies or attorneys.

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To deposit sums for the purchase or sale of said property and to receive any overages from said deposits at closing, to be made payable to the principal hereunder whether individually or jointly or otherwise as directed by my agent named herein.

To receive and receipt for all proceeds of sale or mortgage, option money, earnest money, rents, royalties and other income or funds, whether in currency or evidenced by check, draft or other instrument. To have all power and authority to do any and all acts, and endorse any and all instruments and execute any and all documents to ensure that the aforesaid property is deeded properly to the purchaser, whether in the name of the principal, or in the name of any trust of the principal or as otherwise directed by my agent.

To terminate the transaction pursuant to the terms of any contract for said purchase, and to enforce any and all of the Principal's rights and remedies pursuant to said contract and to ILLINOIS law,

(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.

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(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:)

6. (X) This power of attorney shall become effective upon EXECUTION..

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7. (x) This power of attorney shall terminate SEVEN BUSINESS DAYS AFTER the closing on the purchase of the property described herein this instrument, including remittance of any overages, payment to all parties including my agent hereunder and payment of all costs and fees of the principal in regard to the said closing and successful execution of all necessary documentation and granting of possession of the said property to my agent on my behalf.

(insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death).

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

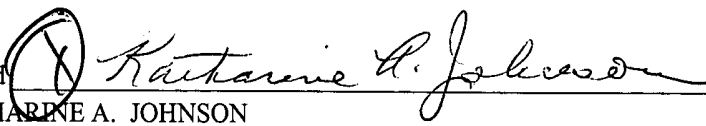
8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

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.

(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

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.

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 
KATHARINE A. JOHNSON

(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.)

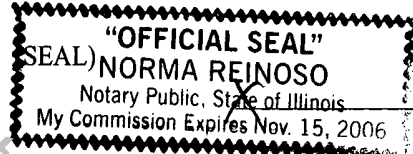
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(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.)

State of ILLINOIS)
) ss.
County of COOK)

The undersigned, a notary public in and for the above county and state, certifies that **KATHARINE A. JOHNSON, married to MELVIN W. JOHNSON**, of 910 N. Mitchell, Arlington Hts, IL. 60004 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 additional witness in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

Dated: ~~FEBRUARY~~ ^{MARCH} 1, 2005



[Signature]

Notary Public

WITNESS MUST SIGN BELOW AND MUST BE A DIFFERENT PERSON THAN THE NOTARY PUBLIC.

The undersigned witness certifies that **KATHARINE A. JOHNSON, married to MELVIN W. JOHNSON**, of 910 N. Mitchell, Arlington Hts, IL. 60004 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 or her to be of sound mind and memory.

Dated: ~~February~~ ^{MARCH} 1, 2005 (SEAL)

[Signature]
Witness-Signature

Cintya Martinez
Witness Printed Name

3340 Kirchoff Rd
Witness Street Address

Rolling Meadows, IL 60008
Witness City, State, Zip Code

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)-

See attached legal description(s), if any, for said Real Estate
SEE ATTACHED

THIS DOCUMENT WAS PREPARED BY: + Return to:

The Law Firm of Neil S. Zweiban, 3295 N. Arlington Heights Road, Suite 113,
Arlington Heights, IL. 60004 847-398-8118 847-398-8102 fax

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LEGAL DESCRIPTION

Lot 17 and Lot 18 in Block 11 in Mitchell's Addition to Arlington Heights, being a subdivision of the Northeast quarter of the Northeast quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

03-30-209-019

Property of Cook County Clerk's Office