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DURABLE POWER OF ATTORNEY

OF

NEAL D. BEATON

Doc#: 0508820146
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 03/29/2005 02:29 PM Pg: 1 of 4

AMERICAN TITLE order # 944531

3-5

(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 A POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. 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", WHICH IS ATTACHED TO AND MADE A PART 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.

AG

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POWER OF ATTORNEY made this 17TH day of MARCH, 2005:

I, **NEAL D. BEATON**, of Streamwood, Illinois, hereby appoint **STEPHEN J. COSTELLO**, of Carpentersville, Illinois, 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:

(a) Real estate transactions.

2. In addition to the powers granted above, I grant my agent the following powers:

(a) To sell and convey my real estate located at and commonly known as 603 Garden Circle, #2, Streamwood, Illinois on such terms and to such persons as he, my said attorney, shall deem fit and proper; and also to sign, execute, acknowledge and deliver such contract or contracts for the sale thereof; to sign, execute, acknowledge and deliver deed or deeds either with or without covenants of warranty, including therein the release of dower and homestead; to execute and deliver bills of sale covering personal property on said premises; to sign, execute and deliver any and all documents necessary to accomplish said sale, and perform any act necessary to accomplish said sale including, but not being limited to, agreement on prorations, payment of real estate taxes through credits to purchaser, authorizing all distributions, signing and approving closing statement, settling lien disputes, and accepting the net check if any, payable to me after payment of all expenses of sale including attorney's fees.

3. 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.

4. We are fully informed as to all of the contents of this document and understand the full import of this grant of powers to our agent.

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Unit Number 603-2 in Brookside Condominium as delineated on survey of certain lots or parts thereof in Land's Garden Quarter Streamwood, being a subdivision in Section 13, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded, February 13, 1974 as Document Number 22628184 in Cook County, Illinois. Hereinafter referred to as 'Parcel' which survey is attached as Exhibit 'A' to Declaration of Condominium made by the Robino-Land Company recorded in the Office of the Recorder of Deeds of Cook County, Illinois. As Document Number 22848901 as amended from time to time.

Permanent Index #'s: 06-13-300-012-1010 Vol. 060

Property Address: ^{Unit 2} 603 Garden Cir, Streamwood, Illinois 60107

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