

# UNOFFICIAL COPY



Doc#: 0515447055  
Eugene "Gene" Moore Fee: \$36.00  
Cook County Recorder of Deeds  
Date: 06/03/2005 12:38 PM Pg: 1 of 7

Property of Cook County Clerk's Office

POWER OF  
ATTORNEY

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**DURABLE POWER OF ATTORNEY OF  
GRACE D. GAINES  
GRANTOR  
TO  
Theodore & Debra Lanfair  
ATTORNEY-IN-FACT**

**(Includes Powers Regarding Real Estate Sales and is effective upon execution date)**

The undersigned "Grantor" hereby nominates, constitutes and appoints the above-captioned said Attorney-In-Fact as my true and lawful attorney-in-fact to do and perform for me and in my name any and all powers directly or indirectly incidental for the negotiation, payment, receipt, and deposit and transfer of any and all documents regarding the pending sale of certain real estate commonly known as: 812 E. 152<sup>nd</sup> Street, Phoenix, Illinois 60426, Cook County, and which is more specifically identified as below:

In Cook County, IL Property Index Number (PIN) 29-16-107-065-0000 Volume 208 Code 37053 recorded in the records of the County Assessor's Office in Cook County, Illinois.

These powers granted shall be irrevocable as to this property, and include all those powers directly or indirectly necessary to finalize a sale and closing of the subject real estate and expressly include but not be limited to the following:

1. **Real Estate Financial Transactions.** (a) Any and all powers necessary or reasonably related to the listing, closing, and transfer of funds relative to sale and/or interim care and lease of said premises. This shall include full powers to act in my behalf regarding agreements with other parties involved in said sale, escrow companies and agents, title insurance companies, and any and all other third-parties relative to conclusion of said sale, signing of closing statements and deeds in my name, and any and all other papers, documents and/or things directly or indirectly related to accomplish said sale of the premises. (b) To make such endorsements and to sign such documents as may be required in connection with deposit into any of such accounts; (c) To sign checks, deeds, contract, withdrawals, drafts, receipts or other documents as may be required in connection with disbursement or withdrawal from or receipt of such accounts; and to sign and otherwise execute and receipt for any and all other financial papers and documents reasonably related to accomplishing final sale of said premises.
2. **Additional Real Estate Powers Included by Incorporation.** I further grant to my attorney-in-fact all of the powers set forth currently under Illinois Statute to **all Real Property Transactions [30-5-5-2]**, all Tangible Personal Property Transactions [-3], all Business Operating Transactions [-6], all Insurance Transactions [-7], all Beneficiary Transactions [-8], all Gift Transactions [-9], all Fiduciary Transactions [-10], all Claims and Litigation [-11], all rights to Records, Reports and Statements [-14], all Real Estate Transactions [-15], all Powers to Delegate these acts [-18], and general authority to do all matters relative to sale of

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the captioned real estate as an alter ego under I.C. 30-5-5-19. I intend this Power of Attorney to be durable in nature and to survive my later incompetence and/or impairment due to physical, mental, or other disability.

**RELIANCE:** No person who relies in good faith upon any representations by or authority of my Attorney-in-Fact, shall be liable to me, my estate, my heirs or assigns for recognizing such representations or authority. This durable power of attorney is intended to be valid and given full faith and credit in any jurisdiction or state in which it is presented. This instrument, and actions taken by my Attorney-in-Fact as properly authorized hereunder, shall be binding upon me, my heirs, successors, assigns, legatees, guardians and personal representatives. In the event that any single portion of this Durable Power of Attorney is found to be unenforceable, it shall not effect any remaining portions.

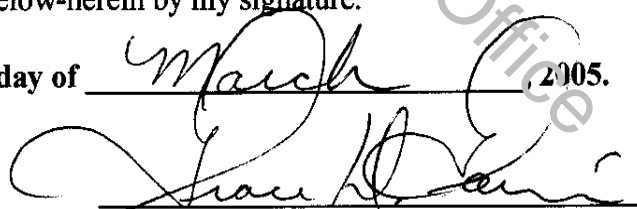
**EFFECTIVE CURRENTLY: DURATION** This power of attorney shall become effective immediately upon the date I execute and sign this document as indicated below-herein by my name and signature.

Furthermore, this Power of Attorney and the authority I have conferred and specified above shall remain in full force and effect until such time as I may hereinafter revoke the same in writing or upon my death, or upon final closing and distribution of funds regarding sale of the premises, whichever shall occur first in time; and provided further, that the same shall not be affected by my subsequent disability, incompetence, or lapse of time.

**IN FURTHERANCE OF THESE POWERS,** I give my attorney-in-fact power and authority to do for me and in my name those things which such attorney deems expedient to and necessary to effectuate the intent of this instrument as fully as I could do personally for myself.

**REVOCATION:** Persons to whom this instrument may be delivered may rely on its being in effect and unrevoked unless I shall have executed a proper instrument of revocation and recorded it, or caused it to be recorded, in the Miscellaneous Records of the County of my current residence, as shown below-herein by my signature.

Signed this 19<sup>th</sup> day of March, 2005.



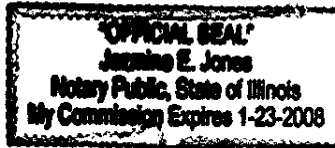
**Signature of Grantor – Grace D. Gaines  
On Behalf of Elizabeth Burks**

**Current Address:**  
14352 Jeremy Drive  
Carmel, Indiana 46033

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## NOTARY PUBLIC TO SIGNATURE OF GRANTOR ON POWER OF ATTORNEY

STATE OF ILLINOIS       )  
  ) SS:  
COUNTY OF COOK        )



19<sup>th</sup> Before me, the undersigned, a Notary Public in and for said County and State, this day of March, 2005 personally appeared Grace D. Gaines the Grantor named above, and acknowledged the execution of the above and foregoing Power of Attorney to be his/her voluntary act and deed, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Jasmine E. Jones  
Notary Public

My Commission Expires: January 23, 2008  
County of Residence: Cook

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## GENERAL POWER OF ATTORNEY

BE IT KNOWN, that Elizabeth L. Burks has made and appointed, and by these presents does make and appoint Grace D. Gaines true and lawful attorney for her and in her name, place and stead, giving and granting to said attorney, general, full and unlimited power and authority to do and perform all and every act pertaining to property, finances, and all health decisions that need to be made, this would include life support systems if applicable, to all intents and purposes, as could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof.

Signed and agreed by both parties Elizabeth L. Burks and Grace D. Gaines, on the 24<sup>th</sup> day of April, 2004.

Elizabeth L. Burks  
Elizabeth L. Burks

Grace D. Gaines  
Grace D. Gaines

Signed, sealed and delivered in the presence of:

State of Indiana)  
County of Hamilton)

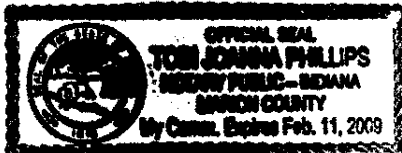
The foregoing instrument was acknowledged by me this \_\_\_\_\_ day of 24<sup>th</sup> APRIL, 2004 by: Tobi Joanna Phillips

who is/are customers and/or who have produced: STATE OF AND ILLINOIS

DRIVERS LICENSE as identification and who did not take an oath.

Tobi Joanna Phillips (SEAL)  
Notary Public  
State of INDIANA

My Commission Expires:  
FEBRUARY 11, 2009



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Lots 22, 23 and 24 in Block 21 in Masonic Addition to  
Harvey Subdivision of Lots 3 and 4 of Ravensloot's  
Subdivision of Lots 2 to 7 and 15 in School Trustees'  
Subdivision of Section Township 36 North, Range 14,  
East of the Third Principal Meridian, In  
Cook County, Illinois.

29-16-107-065

Property of Cook County Clerk's Office