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JOHN T CLERY

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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY



Doc#: 0520326200
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/22/2005 04:25 PM Pg: 1 of 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 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.)

POWER OF ATTORNEY made this 14th day of JUNE, 2005.

I, VIRGINIA K. BENTON

804 E. LINCOLN AVE., ROYAL OAK, MICHIGAN, 48067

hereby appoint

JOHN T. CLERY, P.C.

1111 N. PLAZA DRIVE, SUITE 580, SCHAUMBURG, ILLINOIS 60173

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 addition to the specified powers inscribed in paragraph 2 or 3 below:

(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.)

ATG Search
33 N. Dearborn
#650
Chicago, Illinois 60602

Cook County Clerk's Office

540 ✓

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- (a) Real estate transactions
- ~~(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 options 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 prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

N/A

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):

I give my agent the specific authority to sign on my behalf any and all loan documents and other documents needed to close the real estate transaction located at 65 N. Avery Ct., Palatine, IL 60067

(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.

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(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. This power of attorney shall become effective on JUNE 14, 2005 (insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)
- 7. This power of attorney shall terminate on JUNE 30, 2005 (insert a future date or event, such as court determination of your disability, when you want this power of attorney 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 SEVE YOUR BEST INTERSTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

- 9. If a guardian of any 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 Virginia Ben
(principal)

(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.)

Specimen signatures of I certify that the signatures agent (and successors) of my agent (and successors) are correct.

(agent)

(principal)

(successor agent)

(principal)

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(successor agent)

(principal)

(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 VIRGINIA K BENTON 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 there in set forth, and certified to the correctness of the signature(s) of the agent(s).

Dated: 6/14/05

(SEAL)

Michelle
NOTARY PUBLIC



My commission expires 7/10/05

The undersigned witness certifies that VIRGINIA K BENTON, 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: 6/14/05

Christine K
Witness

(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.)

This document was prepared by:
JOHN T. CLERY, P.C. 1111 PLAZA DRIVE SUITE 580, SCHAUMBURG, ILLINOIS, 60173

This requirement of the signature of an additional witness imposed by the amendatory Act of the 91st General Assembly applies only to instruments executed on or after the effective date of June 9th, 2000. (P.A. 86-736.)

MAIL TO :

JOHN T. CLERY, P.C.
ATTORNEY AT LAW
1111 PLAZA DR., SUITE 580
SCHAUMBURG, ILLINOIS 60173

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PARCEL 1: THAT PART OF LOT 6 IN BRIDGEVIEW CREEK WEST SUBDIVISION, BEING A RESUBDIVISION OF ARTHUR T. MCINTOSH AND COMPANIES CHICAGO AVENUE FARMS AND VACATED STREETS IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 1 DEGREE 47 MINUTES 47 SECONDS WEST A DISTANCE OF 57.70 FEET; THENCE NORTH 75 DEGREES 50 MINUTES 38 SECONDS WEST A DISTANCE OF 113.29 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 6; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID LOT 6, BEING A CURVED LINE CONCAVE TO THE WEST HAVING A RADIUS OF 46.00 FEET, A DISTANCE OF 35.05 FEET, AS MEASURED ALONG SAID CURVED LINE, TO A POINT OF REVERSE CURVE IN SAID WESTERLY LINE; THENCE CONTINUING NORTHERLY ALONG SAID WESTERLY LINE, BEING A CURVED LINE CONCAVE TO THE EAST, HAVING A RADIUS OF 16.50 FEET A DISTANCE OF 15.26 FEET, AS MEASURED ALONG SAID WESTERLY LINE, TO A POINT OF TANGENCY; THENCE NORTH 1 DEGREE 47 MINUTES 47 SECONDS WEST ALONG SAID WESTERLY LINE A DISTANCE OF 1.36 FEET TO A POINT OF CURVATURE IN SAID WESTERLY LINE; THENCE NORTHERLY AND EASTERLY ALONG SAID WESTERLY LINE OF SAID LOT 6, BEING A CURVED LINE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 14.00 FEET, A DISTANCE OF 24.89 FEET TO A POINT OF TANGENCY IN THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 76 DEGREES 19 MINUTES 10 SECONDS EAST A DISTANCE OF 109.46 FEET TO A POINT OF CURVATURE IN THE NORTH LINE OF SAID LOT 6; THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, BEING A CURVED LINE CONCAVE TO THE NORTH, HAVING A RADIUS OF 79.00 FEET A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR BRIDGEVIEW CREEK WEST SUBDIVISION RECORDED APRIL 3, 1996 AS DOCUMENT 96-254855.

Permanent tax no. 02-16-412-051

Property address: 65 N. Avery Court, Palatine, IL 60067