

UNOFFICIAL COPY

STATUTORY SHORT FORM
POWER OF ATTORNEY
FOR PROPERTY
ILLINOIS



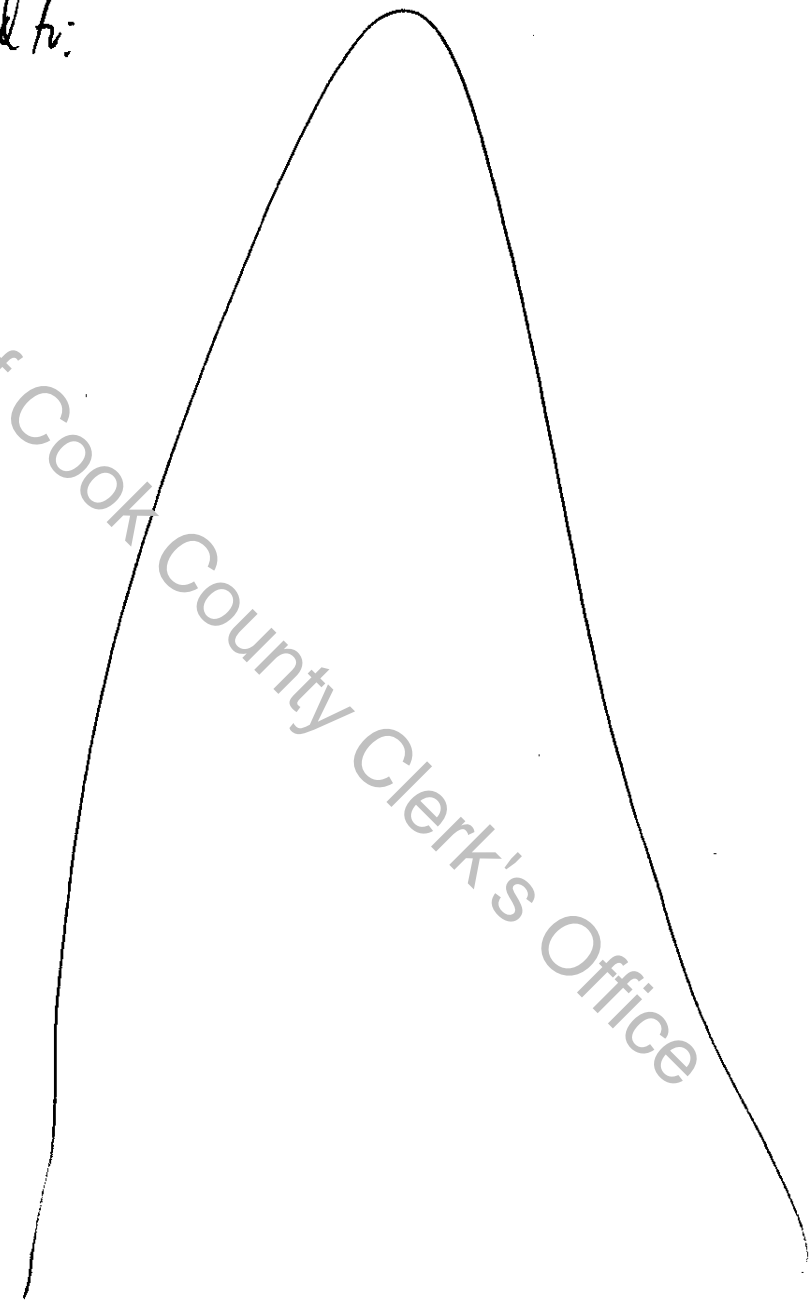
Doc#: 0528749103 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2005 03:13 PM Pg: 1 of 7

6707336 2/2/02

FREEDOM TITLE CORP.

After recording made to:

Philip Migdal
29 S. LaSalle St
Apt 340
Chgo IL 60603.



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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#36 2/3
6707336

FREEDOM FILE CORP.

ILLINOIS STATUTORY SHORT FORM 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 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 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 16th day of August, 2005

1. I, David Thomas hereby appoint Michael Nugent 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:

(YOU MUST STRIKE OUT ANY ONE OR MORE OR 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.
- ~~(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.

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- ~~(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): This power of attorney is limited to all duties and requirements, not limited to the execution of any documents necessary for the sale of the property located at 6402 West McLean, Chicago, Illinois.

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): None

(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 YOUR 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 upon my execution of this document.

(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 upon the closing of the purchase of 6402 W. McLean, Chicago, Illinois.

(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 AGENT, 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.

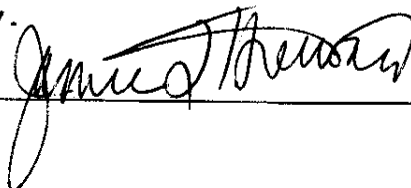
For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(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 SO 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.

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The undersigned witness certifies that David Thomas 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.



(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:

Phillip M. Migdal, 29 S. LaSalle Street, Suite 340
Chicago, Illinois 60603

Property of Cook County Clerk's Office

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This document prepared by: Philip Migdal, 29 S. La Salle St. suite 340
 (name & address) Chicago IL 60603

Legal Description: (SEE ATTACHED)

Street Address: 6402 W. McLean

Permanent Tax Index Number: 13-31-213-025-0000 / 026

underlying

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PART OF LOT 16 (EXCEPT THE NORTH 16.0 FEET THEREOF) AND ALL OF LOT 17 TAKEN AS A TRACT, IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 35.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 19.91 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 43.43 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, SAID SOUTH LINE BEING A CURVED LINE CONVEX SOUTH, HAVING A RADIUS OF 500.00, AN ARC DISTANCE OF 19.93 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 44.33 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

ALSO:

THE SOUTH 8.63 FEET OF THE NORTH 17.26 FEET OF THE WEST 27.0 FEET OF LOT 16 (EXCEPT THE NORTH 16.0 FEET THEREON AND ALL OF LOT 17, TAKEN AS A TRACT, IN BLOCK 4 IN GRAND HEIGHTS SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE PARTY WALL AGREEMENT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND MUTUAL EASEMENT AGREEMENT FOR INGRESS, EGRESS, PUBLIC UTILITY AND REFUSE FOR 6400-6406 W. MCLEAN, CHICAGO, IL DATED MAY 3, 2005 AND RECORDED MAY 6, 2005 AS DOCUMENT NO. 0512603008, AND ~~CREATED BY DEED FROM STRONG DEVELOPMENT, LLC TO DAVID THOMAS DATED _____ AND RECORDED _____ AS DOCUMENT NO. _____~~
~~ALL IN COOK COUNTY, ILLINOIS.~~