

UNOFFICIAL COPY

RECORDING COVER
SHEET
FILE NO.

4361586 3/5

Cook COUNTY



0530753161

Doc#: 0530753161 **Fee:** \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/03/2005 12:16 PM Pg: 1 of 4

TYPE OF DOCUMENT:

Power of Attorney

Greater Illinois Title
300 E. Roosevelt Road
Wheaton, IL 60187

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

4361586 315

(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, ASK A LAWYER TO EXPLAIN IT TO YOU.)

POWER OF ATTORNEY made this 27th day of October (month) 2005 (year)

1. We, Richard Edwards and Ruthann Edwards, husband and wife of 457 85th St., Brooklyn, New York, 71209 do hereby appoint: Jonathan R. Edwards of 611 West Patterson #320 Chicago, IL 60613 as our attorney-in-fact (my "agent") to act for us and in our name (in any way we could act) 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) To sign all loan documents and other documents submitted to us by our lender, Pinnacle Financial Corp. d/b/a Tri-Star Lending Group, ISAOA, as well as other real estate documents and all supporting closing documents, not already signed by ourselves, including the personal information sheet of the title company, ALTA and HUD closing statement and all on the property commonly known as 7710 North Sheridan Road #505, Chicago, IL 60626, and further described as follows:

LEGAL DESCRIPTION:

UNIT 505 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7710 NORTH SHERIDAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25483978, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PERMANENT INDEX NUMBER: 11-29-102-052-1030

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): none

3. In addition to the powers granted above, we grant my agent the following powers: none

4. Our 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. Our agent shall not be entitled to compensation for services rendered as agent under this power of attorney.

UNOFFICIAL COPY

(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 signing this power of attorney.

7. This power of attorney shall terminate on; December 31, 2005.

8. If any agent named by us shall die, become incompetent, resign or refuse to accept the office of agent, We name the following (each to act alone and successively, in the order named) as successor(s) to such agent: none.

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 our estate (our property) is to be appointed, We nominate the agent acting under this power of attorney as such guardian, to serve without bond or security. none

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

Signed Richard Edwards
Richard Edwards

Signed X X X X X X X
Ruthann Edwards

THIS POWER OF ATTORNEY WILL BE EFFECTIVE ONLY IF IT IS NOTARIALIZED USING THE FORM BELOW

State of New York)
County of NEW YORK SS

The undersigned, a notary public in and for the above county and state, certifies that Richard Edwards and Ruthann Edwards 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 and witness, for the uses and purposes therein set forth, and certified to the correctness of the signature of the principal, and the witness.

Dated: 10/27/05 (SEAL)
Rosemary Rodriguez
Notary Public

ROSEMARY RODRIGUEZ
Notary Public, State of New York
No. 01RO6083875
Qualified in New York County
Commission Expires November 12, 2006

My commission expires NOV. 12, 2006

The undersigned witness certifies that Richard Edwards and Ruthann Edwards, known to me to be the same persons whose name are 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 principals, for the uses and purposes therein set forth. I believe him and her to be of sound mind and memory.

Dated 27/OCT/05 (SEAL)

Scott Saunders
Witness - Signature Witness Printed Name

UNOFFICIAL COPY

From: Richard Edwards and Ruthann Edwards
To: Pinnacle Financial Corp. d/b/a Tri-Star Lending Group, ISAOA

Re: Request for POA for Loan Documents Closing on; 7710 North Sheridan Road #505, Chicago, IL 60626

LEGAL DESCRIPTION:

UNIT 505 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST ION THE COMMON ELEMENTS IN 7710 NORTH SHERIDAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25483978, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 11-29-102-052-1030

The reason for the request of use of a POA is that the borrowers live in New York and the attorney in fact, our son, lives in Chicago where the property is located and will close.

Richard Edwards 10-27-05
Richard Edwards and Date

XXXXXXXXXX
Ruthann Edwards and Date

*Signed and dated 10/27/05
by RICHARD EDWARDS in my presence
Rosemary Rodriguez*

ROSEMARY RODRIGUEZ
Notary Public, State of New York
No. 01RO6083345
Qualified in New York County
Commission Expires November 12, 2008

Mail To
Sanford C Kahn
8700 Waukegan Road
Suite 140
Morton Grove, IL 60053