

# UNOFFICIAL COPY

## *SPECIAL POWER OF ATTORNEY*

**WARNING TO PERSONS EXECUTING THIS DOCUMENT:** This is an important legal document. It creates a power of attorney that provides the person you designate as your attorney-in-fact with the broad powers it sets forth. You have the right to terminate this power of attorney. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

I, Oleg Panfilov, residing at 1243 Baldwin Lane, #611, Palatine, Illinois 60074, hereby appoint David Kogut of 370 Alesia Court, Wheeling, Illinois 60090, as my Attorney-in-Fact ("Agent").

If the Agent is unable to serve for any reason, I designate Venera Panfilov, of 13928 Tahiti Way, Apt 111, Marina Del Rey, California 90292, as my alternate or successor Agent, as the case may be.

My agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

1. Sell or convey any interest of mine in real estate that is used by me as a personal residence and is located at

1243 Baldwin Lane, #611  
Palatine, Illinois

and legally described as two bedroom, two baths condo.  
The total sale price must be at least \$170,000.00.

This power shall include the power to (i) sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above, (ii) sign any documents (including deeds) that may be required to convey title to such property, and (iii) collect and receive the proceeds from any such sale.

I hereby grant to my Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing, (i) my income to be taxable to my

CES  
TEA  
356



Doc#: 0530849144 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/04/2005 02:30 PM Pg: 1 of 4

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necessary to prevent this Power of Attorney from causing, (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, or (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A successor Agent shall not be liable for acts of a prior Agent.

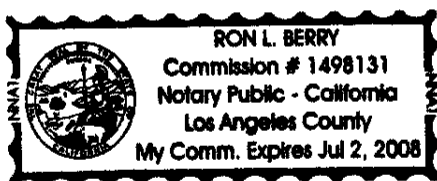
My Agent shall be entitled to reasonable compensation for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred in connection with this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent, but only if I so request or if such a request is made by any authorized personal representative or fiduciary acting on my behalf.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue effective until my death or until I lack sufficient mental competence to understand and handle my financial and personal affairs. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated August 2, 2005, at Marina Del Rey, California.

Oleg Panfilov  
Oleg Panfilov



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STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, ss:

On Aug 2, 2008 before me, Oleg Panfilov, personally appeared Oleg Panfilov,

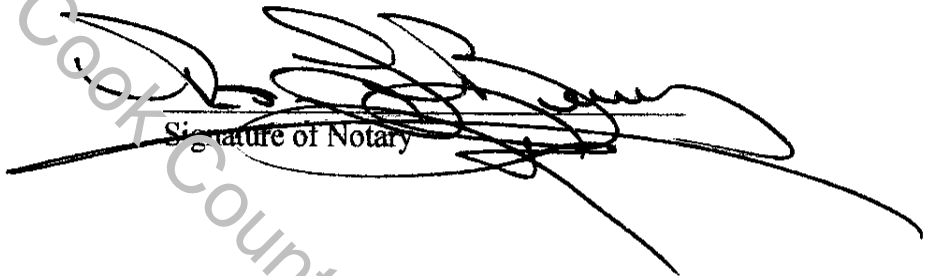
personally known to me

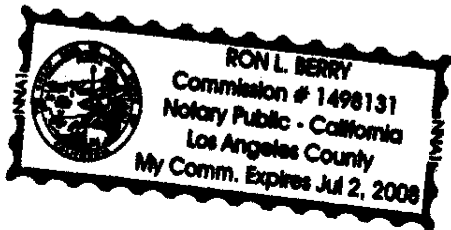
- OR -

proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Signature of Notary



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TOTAL P.07

Success Title Services, Inc.

Commitment Number: STS05\_01414

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 611 IN SAN TROPAL CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 23448135, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN DOCUMENT 23448134, IN COOK COUNTY, ILLINOIS.

PIN: 02-12-200-021-1067