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Doc#: 0531933022 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/15/2005 10:52 AM Pg: 1 of 2

**POWER OF ATTORNEY FOR THE  
PURCHASE OF PARKING UNIT NO. P-82  
IN 270 EAST PEARSON GARAGE  
CONDOMINIUMS, 270 EAST PEARSON  
STREET, CHICAGO, ILLINOIS**

1 of 3

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KNOW ALL MEN BY THESE PRESENTS that **Dr. J. REGAN THOMAS**, is a Contract Purchaser of the real property commonly known as Parking Unit No. P-82 in 270 East Pearson Garage Condominiums, 270 East Pearson Street, Chicago, Illinois, and legally described on Exhibit A attached hereto and made a part hereof ("Property"), and has made, constituted and appointed, and BY THESE PRESENTS does make, constitute and appoint **DEBRA S. YALE, ESQ.**, his Attorney, of the County of Cook and State of Illinois, true and lawful ATTORNEY IN FACT for him and in his name, place and stead to execute all purchase, closing and loan documents and settlement statements, including, without limitation, sale contracts, disclosure documents, deeds, bills of sale, notes, mortgages and affidavits and any other documents for the purchase of the Property, to endorse checks and perform such other acts as said attorney shall deem necessary to consummate the purchase of the Property and obtaining a loan in connection therewith, hereby giving and granting unto said ATTORNEY full power and authority to do and perform said acts as fully, to all intents and purposes, as he might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that said ATTORNEY or its substitute shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall expire on November 30, 2005.

IN TESTIMONY THEREOF, I have hereunto set my hand this 28<sup>th</sup> day of October, 2005.

*[Signature]*  
Witness

*[Signature]*  
Dr. J. Regan Thomas

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DR. J. REGAN THOMAS personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28<sup>th</sup> day of October 2005



*[Signature]*  
Notary Public  
My commission expires on 3/17/07

Box 334

*[Handwritten mark]*

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT P82 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED MAY 20, 2004, WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097, AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242274, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 2004 AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

Common Address: 270 East Pearson Street, Unit P82, Chicago, Illinois 60611

PIN #: 17-03-228-028-8002 (affects subject property and other land for 2004)  
17-03-228-031-8002 (affects subject property for 2005 and beyond)