

AUG. 26. 2004 3:12PM

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NO. 292

P. 1

RETURN TO:

QUN ZHUO  
3638 S. PAULINA ST.  
CHICAGO, IL 60608



Doc#: 0604731067 Fee: \$38.50  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/16/2006 02:28 PM Pg: 1 of 8



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 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 END 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 Dec, 2005, 2002-07.

I, CAI, PING hereby  
appoint: QUN ZHUO 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.

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2. (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.)

- (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 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 borrower 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):

Execute any and all documents relative to the purchase of the property commonly known as: \_\_\_\_\_, legally described on Exhibit A attached hereto and made part hereof including, but not limited to, notes, mortgages, closing statements, escrow disbursements and settlement statements.

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(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.

(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 Dec. 16, 2005.

7. ( ) This power of attorney shall terminate on March 1st, 2006  
(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 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:

N/A

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.

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(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.)

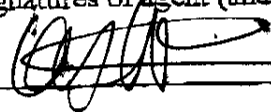
9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

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.

X Signed: 

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES ON THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)

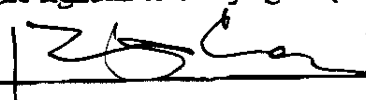
Specimen signatures of agent (and successors):

X   
(Agent)

\_\_\_\_\_  
(Successor Agent)

\_\_\_\_\_  
(Successor Agent)

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

X   
(Principal)

\_\_\_\_\_  
(Principal)

\_\_\_\_\_  
(Principal)



# UNOFFICIAL COPY

Exhibit A (Legal Description)

ALL THAT PARCEL OF LAND IN CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC # 0021147624, ID# 17-31-413-040-0000, BEING KNOWN AND DESIGNATED AS LOT 86 IN E.C. LARNED SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BY FEE SIMPLE DEED FROM DENIS V. MROCZEK A/K/A DENNIS V MROCZEK, TRUSTEE OF THE STANLEY GALAS TRUST DATED 4/16/98, KNOWN AS TRUST #1 AS SET FORTH IN DOC # 0021147624 DATED 09/25/2002 AND RECORDED 10/18/2002, COOK COUNTY RECORDS, STATE OF ILLINOIS.

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## AFFIDAVIT REGARDING POWER OF ATTORNEY

I, **QUN ZHUO**


of

**3638 SOUTH PAULINA STREET**

do under oath depose and say that I am the attorney-in-fact or agent named in a Power of Attorney dated **11/23/2005**, executed by my principal, **PING CAI**

I did not have actual knowledge of any revocation or of any termination of said Power of Attorney by death, mental illness or other disability.

Signed under the penalties of perjury on **01/06/2006**

  
\_\_\_\_\_  
**QUN ZHUO**

### STATE OR COMMONWEALTH OF ILLINOIS


COOK County, ss.

Jan, 3rd, 2006

Then personally appeared the above-named **QUN ZHUO**

and made oath that the foregoing statements are true and acknowledge the foregoing to be her/his free act and deed, before me.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 05-09-2007



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## INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL

DATE Jan, 3rd, 2006

COUNTY OF COOK

Then personally appeared the aforementioned

**QUN ZHUO**

and acknowledged the foregoing instrument to be the free act and deed of

**PING CAI**

Given under my hand and official seal this 3rd day of Jan, 2006.



*[Signature]*  
Notary Public

My commission expires: 05-09-2007

\*Power of Attorney recorded at \_\_\_\_\_

on \_\_\_\_\_, at \_\_\_\_\_, in book \_\_\_\_\_, page \_\_\_\_\_.



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