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Doc#: 0611526053 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2006 10:46 AM Pg: 1 of 6

Property of Cook County Clerk's Office

FIRST AMERICAN TITLE order #

1352428

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STATUTORY PROPERTY OWNER

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") SPECIFIC POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN 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 NO CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE EDUCATION 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 IS A PART 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.)

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POWER OF ATTORNEY made this 21ST day of MARCH, 2006.

1. I, Christopher Walsh, of the City of Rockville, State of Maryland, hereby appoint Marie Y. Mann, of the City of Rockville, State of Maryland, as my attorney(s)-in-fact (my "agent") to act for me and in my name(s) (in any way we 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:

- (a) Real estate transactions.

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2. The powers granted to my attorneys-in-fact by this statutory power shall be for any transaction of real estate including but not limited to the Purchase and execution of the Purchase of the property commonly described as 1734 W. Ohio, #3N Chicago, Illinois and legally described as follows:

See Legal Description Attached hereto.

3. In addition to the powers granted above, we grant our agent all of the following powers:

(a) to negotiate, approve and complete the Purchase of the above referenced property and the closing for same. This includes signing all sales contracts, riders and amendments;

(b) review of all closing documents for the property described above and any other property which may be involved;

(c) signing and execution of all closing documents, including but not limited to, the real estate contract, closing statements, deed, Mortgage Note, Mortgage or Trust Deed, Truth in Lending Statement, all required lender documents, ALTAs, Respa Statement, affidavits, Trust Papers, condominium association documents and any other closing documents and other papers necessary to sell the property described above. Additionally, to sign a mortgage or other papers to waive any right of homestead.

d) To negotiate sale by Articles of Agreement and to execute all documents necessary to complete the initial and final closings for the execution of the contract for articles of agreement, including, but not limited to the contract, Closing statements,

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ALTA statements, Respa statements and any other papers necessary to complete said transaction.

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 agents (including any successor) named by me who is acting under this power of attorney at the time of reference.

5. Our agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

6. This power of attorney shall become effective on March 13, 2006.

7. This power of attorney shall terminate on April 13, 2006.

8. If a guardian of our person is to be appointed, we nominate the following to serve as such guardian: NONE

9. If a guardian of our estate (my property) is to be appointed, we nominate the following to serve as such guardian:
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: Christopher Walsh
Christopher Walsh

STATE OF New York)
COUNTY OF New York) SS

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The undersigned, a notary public in and for the above county and state, certifies that Christopher Walsh known to me to be the same persons whose names are subscribed as principal to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principals, for the uses and purposes therein set forth (and certified to the correctness of the signature(s) of the agent(s).

Date:

D Moore
NOTARY PUBLIC

My commission expires: 12/6/08

DINA MOORE
Notary Public, State of New York
No. 01MO6119814
Qualified in New York County
Commission Expires December 06, 2008

The undersigned witness certifies that Christopher Walsh Known to me to be the same persons whose names are subscribed as principals 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: 3/21/06

Wanda Lopez
Witness

THIS DOCUMENT WAS PREPARED BY:

Jeffrey S. Evens, Esq.
Attorney at Law
5701 N. Ashland, Suite 305
Chicago, IL. 60660
(773) 907-0207

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: UNIT NUMBER 3N IN 1734 W. OHIO CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 83 IN HUNT'S SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 1997 AS DOCUMENT NUMBER 97942879, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 17-07-214-064-1006 Vol. 0587

Property Address: 1734 West Ohio Street, Unit 3N, Chicago, Illinois 60622

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