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Doc#: 0615234071 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2008 11:29 AM Pg: 1 of 6

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POWER OF ATTORNEY

MAIL TO:

**JAMES M. DEBRUZZI
500 S. ENGEL BLVD.
PARK RIDGE, IL 60068**

**BOX
343**

0701918413

CENTENNIAL TITLE INCORPORATED

UNOFFICIAL COPY**POWER OF ATTORNEY**

THIS POWER OF ATTORNEY is given by me, Geraldine A. DiFranco, presently of 500 S. Engel Blvd., Park Ridge, in the State of Illinois, on the 29th day of May, 2006.

1. **Previous Power of Attorney**

I **REVOKE** any previous power of attorney granted by me.

2. **Attorney-in-fact**

I **APPOINT** James M. DeBruzzi, of 500 S. Engel Blvd., Park Ridge, Illinois, to act as my Attorney-in-fact.

3. **Governing Laws**

This instrument will be governed by the laws of the State of Illinois. Further, my Attorney-in-fact is directed to act in accordance with the laws of the State of Illinois at any time he or she may be acting on my behalf.

4. **Delegation of Authority**

My Attorney-in-fact may not delegate any authority granted under this document.

5. **Liability of Attorney-in-fact**

My Attorney-in-fact will not be liable to me, my estate, my heirs, successors or assigns for any action taken or not taken under this document, except for willful misconduct or gross negligence.

6. **Powers of Attorney-in-fact**

My Attorney-in-fact will have the following power(s)

Initials

X _____ a. **Real Estate Transactions**

To deal with any interest I may have in real property and sign all documents on my behalf concerning my interest, including, but not limited to, real property I may subsequently acquire or receive. These powers include, but are not limited to, the ability to:

- i. purchase, sell, exchange, accept as gift, place as security on loans, convey with or without covenants, rent, collect rent, sue for and receive rents, eject and remove tenants or other persons, to pay or contest taxes or assessments, control any legal claim in favor of or against me, partition or consent to partitioning, mortgage, charge, lease, surrender, manage or otherwise deal with real estate and any interest therein, and
- ii. execute and deliver deeds, transfers, mortgages, charges, leases, assignments, surrenders, releases and other instruments required for any such purpose.

X _____ b. **Specified Power 1**

To close on commercial building line of credit re. 10059 S. Roberts Road, Palos Hills, IL .

7. **Attorney-in-fact Compensation**

My Attorney-in-fact will receive no compensation except for the reimbursement of all out of pocket expenses associated with the carrying out of my wishes.

8. **Co-owning of Assets and Mixing of Funds**

My Attorney-in-fact may continue to co-own assets and have any funds owned by him or her mixed with my

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funds to the same extent that the co-owning of assets and mixing of funds existed before operation of this power of attorney.

9. Personal Gain from Managing My Affairs

My Attorney-in-fact is allowed to personally gain from any transaction he or she may complete on my behalf if the transaction is completed in good faith and with my Attorney-in-fact believing it is in my best interest.

10. Effective Date

This power of attorney will start immediately upon signing. Under no circumstances will the powers granted in this power of attorney continue after my mental incapacity or death.

11. Termination of Power of Attorney

My power of attorney will end at 11:59, central standard time, June 3, 2006.

12. Attorney-in-fact Restrictions

This Power of Attorney is subject to the following conditions or restrictions:

- a. To close on commercial building line of credit re. 10059 S. Roberts Road, Palos Hills, IL.

13. Notice to Third Parties

Any third party who receives a valid copy of this Power of Attorney can rely on and act under it. A third party who relies on the reasonable representations of an Attorney-in-fact as to a matter relating to a power granted by this Power of Attorney will not incur any liability to the principal or to the principal's heirs, assigns, or estate as a result of permitting the Attorney-in-fact to exercise the authority granted by the Power of Attorney up to the point of revocation of the Power of Attorney. Revocation of the Power of Attorney will not be effective as to a third party until the third party receives notice and has actual knowledge of the revocation.

14. Severability

If any part of any provision of this instrument is ruled invalid or unenforceable under applicable law, such part will be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this instrument.

15. Acknowledgment

I, **Geraldine A. DiFranco**, being the Principal named in this Power of Attorney hereby acknowledge:

- a. I have read and understand the nature and effect of this Power of Attorney.
- b. I am of legal age in the State of Illinois to grant a Power of Attorney.
- c. I am voluntarily giving this Power of Attorney.

IN WITNESS WHEREOF I hereunto set my hand and seal at the City of Park Ridge, in the State of Illinois, this 29th day of May, 2006.

SIGNED, SEALED, AND DELIVERED in the presence of:

Arany Fel...
 WITNESS
 Address: 160 Wind Crest Ln
New Lenox, IL 60451

Geraldine A. DiFranco
 Geraldine A. DiFranco

WITNESS *Jay Juhl*
 Address: 839 N. Marshfield #3

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Chicago, IL 60622

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NOTARY ACKNOWLEDGEMENT

State of Illinois)
) ss.
 County of WILL)

This instrument was acknowledged before me on 29th day of May, 2006, by Geraldine A. DiFranco.



Yovette Medina
 Notary Public

My commission expires: 7/22/07

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1460 001918413 CE
STREET ADDRESS: 10059 SOUTH ROBERTS
CITY: PALOS HILLS **COUNTY:** COOK
TAX NUMBER: 23-12-305-009-0000

LEGAL DESCRIPTION:

LOT 25 IN FRANK DE LUGACH'S JAMES ACRES, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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