

UNOFFICIAL COPY



Doc#: 0619141113 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/10/2006 02:52 PM Pg: 1 of 3

PREPARED BY AND MAIL TO:

BEDROS BEDROSIAN  
11502 WATERCASTLE  
PEARLAND, TX 77584

CT 0611679  
MARQUIS TITLE 3/4

POWER OF ATTORNEY

FOR: MARIA BEDROSIAN

PROPERTY ADDRESS: 18 E. OLD WILLOW RD. #307  
PROSPECT HEIGHTS, IL 60070

3129

# UNOFFICIAL SPECIAL DURABLE POWER OF ATTORNEY

Date: 6/22/06 Principal (borrower): MARIA BEDROSIAN  
 Principal's Residence Address: 11502 WATERLEAF, PEARLAND, TX 77581  
 (Including County) BRABOLIA  
 Attorney-in-Fact: (Agent) KOURASH ARAM  
 Attorney-in-Fact's Mailing Address: 53 W. JACKSON BLVD #1233  
 (Including County) CHICAGO, IL 60604 COOK COUNTY  
 Effective Date: JUNE 22<sup>nd</sup>, 2006  
 Termination Date: JUNE 30, 2006  
 Legal Description of Property: SEE ATTACHED  
 Property Address: 18 E. OLD WILLOW RD #307 PROSPECT HEIGHTS, IL 60070  
 Check One:  Purchase  Refinance  
 Conventional  FHA  VA

**This Power of Attorney grants the following powers with respect to the property described above:**

- To sign, and/or execute all documents necessary to the consummation of the purchase of, or the refinancing of, the existing liens (if any) on, the above referenced property, including, but not limited to, the execution of promissory notes, mortgages, deeds of trust, settlement statements, affidavits, disclaimers, truth-in-lending disclosures, good faith estimates of closing costs, and any and all other documents which might be required by any lender, title company or mortgage insurance company in connection with such purchase or refinancing;
- To approve settlement statements authorizing disbursements by the closing agent;
- To do every act and sign every document necessary or appropriate to convey the property and otherwise accomplish the powers granted by this Power of Attorney, including, but not limited to, signing a Notice of Intention NOT to cancel after a three-day right of rescission for a refinance transaction

Principal appoints Attorney-in-Fact named above to act for Principal in accordance with the power granted in connection with the Property, and Principal ratifies all acts done by Attorney-in-Fact pursuant to this appointment. Attorney-in-Fact's authority hereunder shall begin on the Effective Date stated above and shall end on the Termination Date, unless revoked earlier by Principal's written statement of revocation recorded in the Office of the County Clerk in the county where the property is situated and in such other county as may be required by law.

For Veterans Administration (VA) loans only: The Principal grants the Attorney-in-Fact the authority to utilize his/her eligibility for VA guaranty; to utilize \$\_\_\_\_\_ of his/her VA entitlement for the purchase, construction, repair, alteration, improvement, or refinancing of this specific property for the stated price. The veteran intends to occupy the property.

**THIS POWER OF ATTORNEY SHALL NOT TERMINATE ON DISABILITY OF THE PRINCIPAL.**

Principal further authorizes Attorney-in-Fact to indemnify and hold harmless any third party who accepts and acts under this Power of Attorney and represents to all such third parties that they may recognize the authority of Attorney-in-Fact and may transact with Attorney-in-Fact in the same manner and to the same extent as they would transact with Principal.

Principal M.B.

**WITNESSES:**

[Signature]

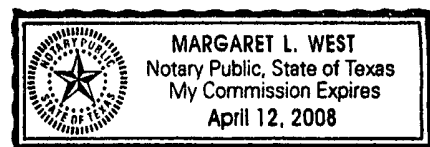
THE STATE OF:

COUNTY OF:

The foregoing Power of Attorney was acknowledged before me on the 22<sup>nd</sup> day of June, 2006 by MARIA BEDROSIAN the "Principal".

Margaret L. West  
 Notary Public  
 State Of \_\_\_\_\_

THE STATE OF: TEXAS  
 COUNTY OF: BRABOLIA



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## Marquis Title Company

6060 N Milwaukee Ave.

Chicago, Il 60646

847-292-1300

847-292-1414 Fax

File # : 0611679

Borrower Name: Maria Bedrosian and Bedros Bedrosian

Address: 18 East Old Willow Road Unit 307 N

Pin # : 03-24-100-037-1254

### Legal Description:

UNIT 307-N IN THE LAKE RUN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

PART OF THE EAST 40 ACRES OF THE W 1/2 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF THE S 1/2 OF THE NW 1/4 (EXCEPT THE WEST 40 FEET THEREOF) IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 13, 1978 AS DOCUMENT 24489033, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.