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LIMITED POWER OF ATTORNEY



Doc#: 0620504135 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 07/24/2006 02:29 PM Pg: 1 of 3

KNOW ALL MEN BY THESE PRESENTS that Lawrence Seaton ("Grantor"), of the City of Cleveland, State of Ohio, has made, constituted and appointed, and BY THESE PRESENTS does make, constitute and appoint ROBERT D. KREISMAN, of the City of Chicago, County of Cook, State of Illinois, true and lawful ATTORNEY for Grantor

and in Grantor's name, place and stead to request, receive, obtain, execute and deliver any and all forms and documents, including but not limited to mortgage and loan related documents, mortgage payoff statements, closing statements, RESPA statements, disbursement statements, ALTA statements, escrow or agency statements, necessary or desirable to close on Grantor's behalf the sale of the real property commonly known as 1551 and 1553 W. 110th St., Chicago, Illinois 60453 giving and granting unto Grantor's ATTORNEY full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as Grantor might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that Grantor's ATTORNEY or his substitutes shall lawfully do or cause to be done by virtue hereof. This power of attorney is not affected by the subsequent disability or incapacity of Grantor.

3013

IN TESTIMONY WHEREOF, I have executed this Limited Power of Attorney this 10th day of May, 2006.

State of Illinois) County of Cook)

Lawrence Seaton

I, Yolanda Flores, a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Lawrence Seaton, personally known to me to be the same person whose name is subscribed to the foregoing Limited Power of Attorney appeared before me this day in person, and acknowledged that Grantor signed, sealed and delivered the Limited Power of Attorney as Grantor's free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of May



Yolanda Flores Notary Public

P.N.T.N.

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO: Robert D. Kreisman, Kreisman Law Offices, 55 W. Monroe St., Suite 3720, Chicago, IL 60603

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61 WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

- 62 1. Treat all clients honestly. 2. Provide information about the property to the buyer or tenant. 3. Disclose all latent material defects in the property
- 63 that are known to the Licensee. 4. Disclose financial qualification of the buyer or tenant to the seller or landlord. 5. Explain real estate terms. 6. Help
- 64 the buyer or tenant to arrange for property inspections. 7. Explain closing costs and procedures. 8. Help the buyer compare financing alternatives. 9.
- 65 Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

66 WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

- 67 1. Confidential information that the Licensee may know about the clients, without that client's permission. 2. The price the seller or landlord will
- 68 take other than the listing price without permission of the seller or landlord. 3. The price the buyer or tenant is willing to pay without permission of
- 69 the buyer or tenant. 4. A recommended or suggested price the buyer or tenant should offer. 5. A recommended or suggested price the seller or landlord
- 70 should counter with or accept.

71 If either client is uncomfortable with this disclosure and dual representation please let Licensee know. You are not required to accept this section
72 unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

73 Seller acknowledges having read the foregoing provisions regarding the issue of Agency and Representation as defined under Illinois License Law. By
74 checking "yes", initialing below, and signing this Agreement, you acknowledge that you have read and understand this language and voluntarily consent
75 to the Licensee acting as a Dual Agent (that is, to represent BOTH the Seller or landlord and the Buyer or tenant) should that become necessary. Yes
76 No (check one) (Initials)

77 In the event the property is leased during the term of this agreement, Seller agrees to pay Broker a rental commission of _____ plus
78 expenses. In the event the property is purchased by the lessee, or an option to purchase is granted to lessee which is then exercised by lessee, then in
79 addition to a rental commission, a sales commission or compensation shall be paid to Broker as set forth above.

80 ADDITIONAL TERMS OR INFORMATION. Seller hereby represents the following information to be true and correct:

81 a) Real Estate tax for 200 4 is \$ 227.44 Homeowner's Exemption: Yes / No
82 Sen. or Citizen's Exemption: Yes / No

83 b) Current monthly assessment \$ N/A includes _____

84 c) Percentage of interest in common elements is _____%. Waiver of Right of First Refusal necessary Yes / No.

85 d) Seller is is not (check one) aware of a proposed special assessment. Seller shall keep listing Broker informed of all Board of Directors/Managers
86 actions. Seller shall keep Broker informed of all changes to the above.

87 e) If applicable, the amount of special assessment is \$ _____ with a remaining balance due of \$ _____

88 f) The lot size is approximately 25 x 125 FT approximately square feet _____.

89 g) Heating Cost Information: \$ _____ / Month \$ _____ / Year.

90 h) Additional Information: If this property is new construction, the following information is required:

	R Factor	Thickness	Type
91 Exterior Walls	_____	_____	_____
92 Interior Walls	_____	_____	_____
93 Ceiling	_____	_____	_____

95 i) If income or commercial property, Seller shall provide Broker with accurate copies of all leases, income and expense statements, a rent roll, existing
96 environmental reports and relevant information necessary to market the property within fourteen (14) days after the date of the Agreement.

97 j) For residential properties located within the City of Chicago, local ordinance requires that all properties must have smoke and carbon monoxide
98 detectors present and in working condition. Seller agrees to comply with such ordinance. In addition, Seller must provide Broker with a Zoning
99 Certificate (if applicable) and lead paint disclosure form completed within five (5) days after the date of the Agreement.

100 THIS AGREEMENT IS SUBJECT TO THE PROVISIONS APPEARING ON PAGES THREE AND FOUR HEREOF.

101 DATED: MAY 8 2006

102 SELLER: LAWRENCE SEATON
103 Type or Print Name

ADDRESS: Cleveland Heights OH 44118
(City) (State) (Zip Code)

104 Telephone: Home _____ Work _____

Facsimile _____ E-Mail _____

105 SELLER: _____
106 Type or Print Name

ADDRESS: _____
(City) (State) (Zip Code)

107 Telephone: Home (216) 932-1574 Work NA

Facsimile _____ E-Mail _____

108 SELLER: Lawrence Seaton
109 Signature of Seller

SELLER: _____
Signature of Seller

110 SSN of SELLER _____

SSN of SELLER _____

111 SELLER'S ATTORNEY: Robert D. Kreisman

BROKER: Yolanda Flores

112 OFFICE IDENTIFICATION NUMBER: 17625

AGENT IDENTIFICATION NUMBER: 112200

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1551-1553 W. 110TH ST., CHICAGO, ILLINOIS

LEGAL DESCRIPTION

LOTS 10 AND 11 IN BLOCK 12 IN WEAGES SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-17-326-001

PIN 25-17-326-002

Property of Cook County Clerk's Office