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Cook County Recorder of Deeds
Date: 08/01/2006 08:48 AM Pg: 1 of 7

Paul D. Fischer, Esq.
Shefsky & Froelich, Ltd.
Suite 2800
111 East Wacker Drivr
Chicago Illinois 60601

Handwritten: 8-1-06 2084 CD

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 A 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 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, AND THE DESCRIPTIONS OF THE POWERS AS CONTAINED IN SECTION 3-4 ARE ATTACHED HERETO AS EXHIBIT A, AND INCORPORATED BY REFERENCE HEREIN. THE ABOVE CITED 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.)

Handwritten: SA 2226224
ITD

POWER OF ATTORNEY made this 12th day of June, 2006.

1. I, Rachel Berger, of 901 West Huron, Chicago, IL 60622, hereby appoint my attorney, Paul D. Fischer, 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

Handwritten initials: ok m w

Handwritten: Box 334

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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:

(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. THE CATEGORIES ARE MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED HERETO.)

- (a) real estate transactions; and
- (b) mortgage lending 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 borrowing by the agent): NONE

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):

Execution of Documents. The agent is authorized to sign my name to, and to prepare, execute, verify, file and deliver in my behalf, all checks, drafts, contracts, transfers, assignments, agreements, receipts, releases, discharges, waivers, consents, closing agreements, claims, appearances, petitions, pleadings, certificates and any other papers, documents or writings or things that, in the opinion of my attorney in fact, may be necessary or desirable to be entered into, signed, executed, delivered, acknowledged or performed.

(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.)


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4. This power of attorney shall become effective on the date hereof.
5. This power of attorney shall terminate on July 31, 2006.
6. Ratification. I hereby ratify and confirm all that the attorney in fact named herein shall do or cause to be done by virtue hereof; and all documents signed, endorsed, drawn, accepted, made, executed or delivered by my attorney in fact which shall hereafter be received, shall bind me and my heirs, distributees, legal representatives, successors and assigns.
7. Survivorship. If any power or authority hereby sought to be conferred upon my attorney should be invalid or unexercisable for any cause or not recognized by any person or organization dealing with my attorney, the remaining powers and authorities given to my attorney hereunder shall nevertheless continue in full force and effect.
8. Reliance, Revocation and Amendment. Each person, partnership, corporation or other legal entity relying or acting upon this power of attorney shall be entitled to presume conclusively that this power of attorney is in full force and effect unless written notice shall have been given by me to such person, partnership, corporation or other legal entity that this power has been revoked. Revocation or amendment of the appointment of my attorney shall not be effective until my attorney has received actual notice of its revocation or amendment in writing from me, and until receipt of such actual notice, my attorney shall not be liable to me for any action taken by my attorney. No person, partnership, corporation or legal entity relying upon this power of attorney shall be required to see to the application and disposition of any moneys, stocks, bonds, securities or other property paid to or delivered to my attorney or my attorney's substitute, pursuant to the provisions hereof.

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9. Inducement. For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, or other party to act in accordance with the powers granted in this power of attorney, I hereby represent, warrant, and agree that if this power of attorney is terminated for any reason whatsoever, I and my heirs, distributees, legal representatives, successors and assigns will save such party or parties harmless from any loss suffered, or liability incurred, by such party or parties acting in accordance with this power of attorney prior to that party's receipt of written notice of any such termination.

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.


RACHEL BERGER

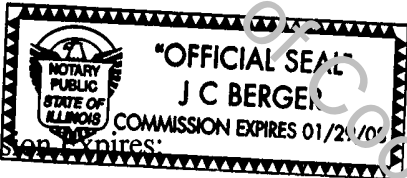
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(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)

State of Illinois)
) ss.
County of Cook)

The Undersigned, a notary public in and for the above county and state, certifies that Rachel Berger, personally known to me to be the person whose name is 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 principal, for the uses and purposes therein set forth.

Dated: June 12, 2006



J C Berger
Notary Public

Commission Expires:

[WITNESS]

The undersigned witness certifies that Rachel Berger, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the Notary Public and acknowledged signing and delivering this instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe the principal to be of sound mind and memory.

Dated: June 12, 2006

Paul J. Fisher
Witness

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EXHIBIT A

(a) Real estate transactions and (b) mortgage lending transactions. The agent is authorized to execute any and all documents necessary in order to acquire title and mortgage the property commonly known as 660 North Peoria #S-3, Chicago, Illinois 60622, and legally described on Exhibit B attached hereto and made a part hereof. The documents shall include but not be limited to the ALTA's, Revenue Declarations, Seller's Closing Statement, HUD-I Settlement Statement, Title Disbursement Statement, the Mortgage and Note and all related loan documents (collectively the "Loan Documents"), and, any other documents which may be requested by the Seller, the lender or the title company.

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EXHIBIT B

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 SOUTH IN RIVER WEST COURTS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: THE EAST 20.67 FEET OF THE WEST 83.01 FEET OF THE SOUTH 36.25 FEET, ALSO THE EAST 15.67 FEET OF THE WEST 78.01 FEET OF THE NORTH 15.58 FEET OF THE SOUTH 51.83 FEET OF LOTS 18, 19, 20 AND 21 (TAKEN AS A TRACT) IN BLOCK 11 IN PHILLIPS AND FAY'S ADDITION TO CHICAGO CONTAINING THREE ACRES IN THE NORTHEAST 1/4 OF SECTION 8 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMON AREA AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS AND PARTY WALLS RECORDED NOVEMBER 29, 1994 AS DOCUMENT 04000543.

Pin# 17-08-221-043-0000

County of Cook Clerk's Office