

# UNOFFICIAL COPY

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY



Doc#: 0622243092 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/10/2006 08:47 AM Pg: 1 of 5

(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 POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. 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. 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.

POWER OF ATTORNEY made this 7th day of June, 2006

**FIRST AMERICAN TITLE**

1441624

1. We, Richard P. Seidel and Annette ~~S~~ Seidel or 163 Bogue Drive, Morehead City, NC 28557, hereby appoint: D. LEE PADGITT, of 560 Green Bay Road, Suite 100, Winnetka, Illinois 60093, as our attorney-in-fact (our "Agent") to act for us and in our name (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:

(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.)

(a) Real estate transactions.	(b) Financial institution transactions.	(c) Title Insurance.
(d) Tangible personal property transactions.	(e) Safe deposit box transactions.	(f) Insurance and annuity transactions.
(g) Retirement plan transactions.	(h) Social Security, employment and military service benefits.	(i) Tax matters.
(j) Claims and litigation.	(k) Commodity and option transactions.	(l) Business operations.
(m) Borrowing transactions.	(n) Estate transactions.	(o) All other property powers and 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):

**Limited to Transaction Concerning 724 12th Street, Wilmette, IL 60091, parking #L28**

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3. In addition to the powers granted above, we grant our 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):

To have power to negotiate changes in the contract under an attorney approval provision or otherwise. Our attorney shall exercise or fail to exercise the powers and authorities granted herein in each case as our attorney in his own absolute discretion deems desirable or appropriate under existing circumstances. We hereby ratify and confirm as good and effectual, at law or in equity, all that our attorney, and any agents and attorneys appointed by our attorney, and their agents, associates and substitutes, may do by virtue thereof. Despite the above provisions, however, nothing herein shall be construed as imposing a duty on my attorney to act or assume responsibility for any matters referred to above or any other matters even though he may have power or authority hereunder to do so.

(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.)

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 our agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by us who is acting under this power of attorney at the time of reference.

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION OR SERVICES AS AGENT.)

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

(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

6. ( ) This power of attorney shall become effective on \_\_\_\_\_ (insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect).

7. ( ) This power of attorney shall terminate on \_\_\_\_\_ (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

8. If any agent named by us shall die, become incompetent, resign or refuse to accept the office of agent, we name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

Michael J. Melander

Brooke Berning Peppey

Donald L. Padgitt

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician. (IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

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9. ~~If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.~~

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.

Each person 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 us to such person that this power has been revoked.

Richard P. Seidel  
Richard P. Seidel

Annette G. Seidel  
Annette G. Seidel  
aff

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWERS OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)

Specimen signatures of agent (and successors) I certify that the signatures of my agent (and successors) are correct.)

Specimen signatures not requested

(agent)

(Principal)

(successor Agent)

(Principal)

(successor Agent)

(Principal)

The undersigned witness certifies that Richard P. Seidel and Annette C. Seidel, known to me to be the same persons whose names are subscribed as principal to the foregoing Power of Attorney, appeared before me and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe them to be of sound mind and memory.

Dated: 6/20/06, 2006

Patricia Skow  
Witness

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

STATE OF New Hampshire )

SS.

COUNTY OF Strafford )

The undersigned, a notary public in and for the above county and state, certifies that Richard P. Seidel and Annette C. Seidel, and the witness, known to me to be the same persons whose names are subscribed as principal and the witness 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 and witness, for the uses and purposes therein set forth.

DATED: June 20, 2006

Jennifer D. Granger  
Notary Public

JENNIFER D. GRANGER, Notary Public  
My Commission Expires December 18, 2007

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(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by:

D. Lee Padgitt  
Padgitt, Padgitt & Peppey Ltd.  
560 Green Bay Road, Suite 100  
Winnetka, IL 60093

## Legal Description

SEE ATTACHED

Street Address:

Permanent Tax Index Number: \_\_\_\_\_

Return to:

D. Lee Padgitt  
Padgitt, Padgitt & Peppey Ltd.  
560 Green Bay Road, Suite 100  
Winnetka, IL 60093

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: Units 211 and L28 in Village Centre Condominium as delineated on a survey of the following described Real Estate:

Lots 22, 23, and 24 in Dingee's resubdivision of Block 26 in the Village of Wilmette, in Section 34, Township 42 North, Range 13, East of the Third Principal Meridian, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 89259074 together with their undivided percentage interest in the common elements.

Permanent Index #'s: 05-34-104-038-1023 Vol. 0109 and 05-34-104-038-1065 Vol. 0109

Property Address: 724 17th Street, Unit 211, Wilmette, Illinois 60091

Property of Cook County Clerk's Office