

2015

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Doc#: 0625545046 Fee: \$38.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2006 09:21 AM Pg: 1 of 8

Property of Cook County Clerk's Office

**POWER OF ATTORNEY  
JOHN D'SOUZA**

Legal description:

See attached

Address of Property: 2335 North Bosworth, Unit 1, Chicago, IL 60614

Permanent Index Number: 14-32-101-057-1001 and 14-32-101-057-1004

Power of Attorney prepared by:

Joseph La Zara  
7246 West Touhy  
Chicago, IL 60631

Return to:  
Joseph La Zara  
7246 W. Touhy  
Chicago, IL 60631



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## ATTORNEYS' TITLE GUARANTY FUND, INC.

**Illinois Offices:**  
 Champaign • Chicago • Homewood  
 Libertyville • Lombard • Mt. Prospect  
 North Riverside • Oak Lawn • Belleville  
 800.252.0402

**Wisconsin Office:**  
 Me. uen  
 800.780.9989

### 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 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. (SEE THE BACK OF THIS FORM). 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 16<sup>TH</sup> day of SEPTEMBER, 2005  
Day Month Year

I, John D'Souza  
415 East North Water Street, #2606, Chicago, Illinois 60611  
Name and Address of Principal

hereby appoint: Joseph La Zara  
7246 West Touhy Avenue, Chicago, Illinois 60631  
Name And Address of Agent

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 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:

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

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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):

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(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. My 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 my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me 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 FOR SERVICES AS AGENT.)

5. My 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.)


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6.  This power of attorney shall become effective on September 16, 2005  
Initial

*(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 December 31, 2006  
Initial

*(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.)**

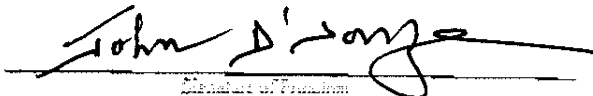
8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named, as successor(s) to such agent: Joseph A. LaZara, 7246 West Touhy Avenue, Chicago, Illinois 60631)

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.)**

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

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.

  
Signature of Donor

**(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 POWER 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.

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Successor Agent

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Successor Agent

\_\_\_\_\_  
Principal

**(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FOLLOWING FORM.)**

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STATE OF ILLINOIS  
COUNTY OF COOK ) SS

The undersigned, a notary public in and for the above county and state, certifies that JOHN D' SOUZA, 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 additional witness 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, and certified to the correctness of the signature(s) of the agent(s).

Dated: September 16, 2005

Helen Keenan  
Notary Public



My commission expires 2/26/09  
Date

The undersigned witness certifies that \_\_\_\_\_, 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 the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory.

Dated: September 16, 05

Joseph LaZara  
Witness

(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: Joseph A. LaZara  
7246 W. Touhy  
Chicago, IL 60631

The requirement of the signature of an additional witness imposed by the amendatory Act of the 91<sup>st</sup> General Assembly applies only to instruments executed on or after the effective date of June 9, 2000. (P.A. 86-736.)

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## SECTION 3-4 OF THE ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW

**Section 3-4. Explanation of powers granted in the statutory short form power of attorney for property.** This Section defines each category of powers listed in the statutory short form power of attorney for property and the effect of granting powers to an agent. When the title of any of the following categories is retained (not struck out) in a statutory property power form, the effect will be to grant the agent all of the principal's rights, powers and discretions with respect to the types of property and transactions covered by the retained category, subject to any limitations on the granted powers that appear on the face of the form. The agent will have authority to execute transactions covered by the granted powers in the name of the principal with respect to all of the principal's interests in any type of property or fractional legal interests in real estate, whether the principal's interests are divided or undivided, in common or held in any other form. In other words, the agent will not have power under any of the granted powers to execute any instrument or to make gifts of the principal's property to exercise powers of appointment or joint tenancy, beneficial interest, or other arrangements. The agent will be under no duty to exercise powers granted to the agent, but will use due care to act for the best interests of the principal in accordance with the terms of the statutory provisions. The agent will be required to implement the exercise of powers through others reasonably employed by the agent for that purpose and will have authority to sign and execute all instruments, responses and enter into all agreements and do all other acts reasonably necessary to implement the exercise of powers granted to the agent.

- a. **Real estate transactions.** The agent is authorized to: buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of disposition relating to land trust); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easements; create conditions and release rights of easements with respect to real estate; create land trusts and exercise all powers with respect to land trusts; hold, possess, maintain, repair, improve, reconstruct, manage, operate and insure real estate; pay, contract, perfect and compromise real estate taxes and other obligations due to government; exercise all powers with respect to real estate which the principal could if present and under no disability.
- b. **Financial institution transactions.** The agent is authorized to: open, close, continue and control all accounts and deposits in any type of financial institution (which term includes, without limitation, banks, trust companies, savings and lending and loan associations, credit unions and brokerage firms); deposit in and withdraw from and write checks on any financial institution account or accounts; and, in general, exercise all powers with respect to financial institution transactions which the principal could if present and under no disability.
- c. **Stock and bond transactions.** The agent is authorized to: buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investments); acquire, receive, collect, hold and safekeep all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities; exercise all voting rights with respect to securities in accordance with proxy, ballot and voting trusts and exercise all limitations on the right to vote; and, in general, exercise all powers with respect to securities which the principal could if present and under no disability.
- d. **Tangible personal property transactions.** The agent is authorized to: buy and sell, lease, exchange, collect, possess and take title to all tangible personal property; move, store, ship, restore, maintain, repair, improve, manage, preserve, insure and safekeep tangible personal property; and, in general, exercise all powers with respect to tangible personal property which the principal could if present and under no disability.
- e. **Safe deposit box transactions.** The agent is authorized to: open, continue and have access to all safe deposit boxes; sign, renew, release or terminate any safe deposit contract; drill or surrender any safe deposit box; and, in general, exercise all powers with respect to safe deposit matters which the principal could if present and under no disability.
- f. **Insurance and annuity transactions.** The agent is authorized to: procure, acquire, continue, renew, terminate or otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, fire, theft, health, disability, automobile casualty, property or liability insurance); pay premiums or assessments or as otherwise provided and collect all distributions, proceeds and benefits payable under any insurance or annuity contract; and, in general, exercise all powers with respect to insurance and annuity matters which the principal could if present and under no disability.
- g. **Retirement plan transactions.** The agent is authorized to: contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or non-qualified pension plan, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, defined contribution plan and any other type of employee benefit plan); select and change payment options for the retirement plan; and, in general, exercise all powers with respect to contributions from any retirement plan to other retirement plans or individual retirement accounts; exercise all investment powers

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available under any type of self-directed retirement plan; and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the principal could if present and under no disability.

**b. Social Security, unemployment, and military service benefits.** The agent is authorized to: prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service and governmental benefits which the principal could if present and under no disability.

**i. Tax matters.** The agent is authorized to: sign, verify and file all the principal's federal, state and local income, gift, estate, property and other tax returns, including joint returns and declarations of estimated tax; pay all taxes, penalties, surtaxes and receive all tax refunds, credits and carry over the principal's tax returns and records; represent the principal before any federal, state or local revenue agency or authority; and sign and deliver all tax powers of attorney on behalf of the principal to any authority or necessary for such purposes; and, in general, exercise all powers on behalf of the principal as required to carry out the principal's obligations and liabilities; and, in general, exercise all powers with respect to tax matters which the principal could if present and under no disability.

**j. Claims and litigation.** The agent is authorized to: institute, prosecute, defend, abandon, compromise, arbitrate, settle and dispose of any claim in favor of or against the principal or any property interests of the principal; collect and receipt for any claim or settlement proceeds and interest on claims; release all rights of the principal; employ attorneys and other professionals and contingency claims and litigation which the principal could if present and under no disability.

**k. Commodity and option transactions.** The agent is authorized to: buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a recognized exchange; collect and receipt for all proceeds from any such transactions; establish or continue option accounts for the principal with any securities or financial institution; and, in general, exercise all powers with respect to commodities and options which the principal could if present and under no disability.

**l. Business operations.** The agent is authorized to: organize or continue and conduct any business (which term includes, without limitation, any family partnership, service, building, retailing or other type of business operation, including any family business as a proprietorship, partnership, corporation, trust or other legal entity; operate, buy, sell, lease, leasehold, leasehold interest, leasehold estate, and leasehold interest in any real property; supervise, manage or participate in the operation of any business, enterprise, economic or other activity; employ, supervise, manage or participate in the operation of any business, enterprise, economic or other activity; and, in general, exercise all powers with respect to business operations which the principal could if present and under no disability.

**m. Borrowing transactions.** The agent is authorized to: borrow money, mortgages or notes and other forms of financing or negotiate personal promissory notes for the principal's use; sign, renew, extend, pay and satisfy promissory notes or other forms of obligations; and, in general, exercise all powers with respect to secured and unsecured borrowing which the principal could if present and under no disability.

**n. Estate transactions.** The agent is authorized to: accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for claims and recover any legacy, bequest, devise, gift or other property interest or interest share or proceeds of or for the principal; accept any interest in and exercise any power over any trust, estate or property subject to a trust; exercise any power of appointment; and, in general, exercise all powers with respect to the principal's estate; and, in general, exercise all powers with respect to the principal's estate which the principal could if present and under no disability; provided, however, that the agent may not exercise any power which the principal could not exercise if present and under no disability by the principal or require the trustee of any trust to exercise a power which the principal could not exercise if present and under no disability unless specific authority to that end is given, and specific reference to the trust is made, in the statutory property power form.

**o. All other property powers and transactions.** The agent is authorized to: exercise all possible powers of the principal with respect to all possible types of property and interests in property, except to the extent the principal limits the generality of this category in the writing and one or more of categories a. through n. or by specifying other limitations in the statutory property power form.

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**LEGAL DESCRIPTION**

**Legal Description:**

UNIT 2335-1 AND P-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2335 N. BOSWORTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97-101475, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:**

Property ID: 14-32-101-057-1001 and 14-32-101-057-1004

**Property Address:**

2335 N. Bosworth, Ut. 1  
Chicago, IL 60614

Property of Cook County Clerk's Office

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