

# UNOFFICIAL COPY

## SPECIAL POWER OF ATTORNEY

I, **Ilya Shuval**, residing at **1002 Castilian Ct. Glenview, IL 60025**, hereby appoint **German Boguslavsky** of **1002 Castilian Ct. Glenview, IL 60025** as my Attorney-in-Fact.

My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

1. Sell or convey any interest of mine in real estate located in **1002 Castilian Ct. Glenview, IL 60025** subdivision (whether currently owned or later acquired). This power shall include the power to (i) sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above, (ii) sign any documents (including deeds) that may be required to convey title to such property, and (iii) collect and receive the proceeds from any such sale.
2. Sell or convey any tangible or intangible personal property that I might own (whether currently owned or later acquired). This power shall include the power to (i) sign contracts of sale and documents to transfer title (including bills of sale), and (ii) accept a security interest for any unpaid portion of the purchase price.

I hereby grant to my Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting. Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, and (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney.

My Agent shall be entitled to compensation for services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred in connection with this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent, if I so request or if such a request is made by any authorized personal representative or fiduciary acting on my behalf.

This Power of Attorney shall become effective immediately, shall not be affected by my disability or lack of mental competence, and shall continue effective until my death; provided, however, that this Power may be revoked by me at any time by providing written notice to my Agent.

Dated this 2 day of August, 2006.

**Ilya Shuval**

State of New York

County of Kings

On this 2 day of August, 2006, **Ilya Shuval** personally appeared before me or known (or to me proved) to be the identical person(s) named in and who executed the above Power of Attorney, and acknowledged that such person executed it as such person's voluntary act and deed.

Notary Public:

*[Handwritten signature of Paul J. Mermelstein]*

SIGNED AND SWORN BEFORE ME  
ON 8-2-06  
**PAUL J. MERMELSTEIN**  
NOTARY PUBLIC, State of New York  
No. 01ME4764145  
Qualified in Kings County, Commission Expires Feb. 28 2007

*Prepared by e-Mail to:*



**CHEPOV & SCOTT, LLC**  
5440 N. CUMBERLAND AVE., STE 150  
CHICAGO, IL 60656

Doc#: **0626149117** Fee: **\$46.00**  
Eugene "Gene" Moore RHSP Fee: **\$10.00**  
Cook County Recorder of Deeds  
Date: **09/18/2006 12:20 PM** Pg: 1 of 2

SUCCESS TITLE SERVICES, INC.  
400 Skokie Blvd. Ste. 380  
Northbrook, IL 60062

# UNOFFICIAL COPY

Daniel Scott

As an Agent for Ticor Title Insurance Company

5440 North Cumberland Ave.# 150 Chicago, Illinois 60656

Commitment Number: STS06\_01533

## **SCHEDULE C PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

UNIT NUMBER E-302 IN GLENCOVE ESTATES CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE NORTH HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 95341019 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 04-32-200-050-1034

Property of Cook County Clerk's Office