



Doc#: 0627918049 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/06/2006 03:05 PM Pg: 1 of 3

John Pivinski
SAVD

POWER OF ATTORNEY

THE STATE OF ILLINOIS

COUNTY OF COOK

NOW ALL MEN BY THESE PRESENTS, that I/We, **JOHN PIVINSKI**, OF _____, have made, constituted and appointed, and BY THESE PRESENTS do make, constitute and appoint, **MORTON J. RUBIN and/or EMIL I. JANSEN** of COOK County, State of Illinois, my true and lawful agent and ATTORNEY-in-fact (hereinafter referred to as "attorney") for me and in my name, place and stead to make, execute, acknowledge, amend, modify and deliver in my name such notes, agreements, promises to pay, affidavits, closing statements, contracts, instrument of conveyance, mortgage or lease, and any and all other instruments, agreements and documents as my said attorney may deem appropriate and which are in any way related to any transaction involving the ownership, maintenance, financing, to execute any and all documents relating to the completion of an IRC Section 1031 Deferred Exchange, purchase and/or sale of, or any matter in any way related to, the following described property ("the property"):

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF

14-05-310-045-0000

Property Address: **1248 West Ardmore Avenue, Chicago, Illinois 60660**

Permanent Index: ~~14-053-100-45-0000~~

Sun Trust Loan #0204121933 & #0204121990

Attorney shall have power to execute such other powers as may be necessary or desirable in the management of the Property, whether the same be of like kind or character to those herein enumerated or not, so long as related to the Property; in particular my said attorney is hereby enabled to act under changed conditions, the exact nature of which cannot now be foreseen, it being intended to vest in my said attorney, and I do hereby vest in my said attorney, full power to control and manage the Property and hereby giving and granting to my said attorney full power and authority to do and perform all and ever act and thing whatsoever requisite and necessary to be done in connection therewith as fully to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming whatsoever my said attorney shall or may do by virtue hereof.

All powers and authorities hereby granted may be exercised by my said attorney acting alone without the joinder of any other person.

This power of attorney shall not terminate on disability of the principal.

Baird & Warner Title Services, Inc.
1350 E. Touhy Avenue, 360W
Des Plaines, IL 60018

UNOFFICIAL COPY

The attorney named herein shall not be obligated to furnish bond or other security.

Any authority granted to my attorney herein shall be limited so as to prevent this power of attorney from causing my attorney to be taxed on my income and from causing my estate to be subject to a general power of appointment by my attorney, as that term is defined in Section 2401 of the Internal Revenue Code.

I hereby ratify and confirm all that my attorney, or his successors, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers granted herein.

I hereby bind myself to indemnify my attorney herein named and any successor who shall so act against any and all claims, liabilities, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorneys' fee which my attorney at any time may sustain or incur in connection with his carrying out the authority granted him in this power of attorney.

This power of attorney and the powers herein granted may be revoked only by (i) my death, or (ii) revocation by an instrument in writing, duly executed and acknowledged by me and filed for record in the office of the County Clerk of the County and State in which the Property is located. It is my intention that any person or any firm, corporation, joint venture, association or other legal entity of any kind of character dealing with my said attorney, or is substitute or substitutes, shall be entitled to rely on the provisions of this paragraph in determining whether or not this power of attorney has been revoked and I hereby represent to those dealing with my said attorney, or his substitute or substitutes, that they are entitled to rely upon the terms and provisions of this paragraph in determining whether this power of attorney has been revoked. This Power of Attorney shall terminate upon consummation of the above referenced Purchase on or before this 23 day of September, 2006.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of August, 2006.

X [Signature]
JOHN PIVINSKI

Prepared By
Mail to Robert Rubin
3100 Dwinelle Rd #402
Northridge, CA 91324

STATE OF ILLINOIS California
COUNTY OF COOK Riverside

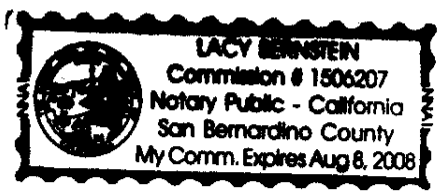
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JOHN PIVINSKI whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and notarial seal, this 4th day of August, 2006

[Signature]
NOTARY PUBLIC in and or the State of California
My Commission Expires: 8/8/08

[Signature]
WITNESS

8/04/06
DATED



UNOFFICIAL COPY

EXHIBIT "A"

**LOT 6 IN BLOCK 2 OF CAIRNDUFF'S ADDITION TO EDGEWATER, A
SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office