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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY



Doc#: 0628934077 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/16/2006 11:23 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 (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 12th day of October (month) 2006 (year)

I, JIM MOLLER, MANAGER OF CHI MANAGEMENT, LLC, MANAGER OF ELSTON INDUSTRIAL LOFTS, LLC, 550 W. FULLERTON, CHICAGO, IL 60614

(insert name and address of principal)

hereby appoint

MICHAEL S. FRIMAN, 217 N. Jefferson, 5th Floor, Chicago, IL 60661

(insert 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:

(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.

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(b) Tangible personal property 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):

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:

The sale of condominium units @ 1731 N. ELSTON, CHICAGO, IL

including signing the RESPA and any title company and seller documents.

.....
(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:)

6. (X) This power of attorney shall become effective October 11, 2006 (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. (X) This power of attorney shall terminate on December 31, 2006 (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

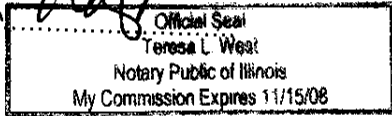
(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

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:

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Dated: 10/12/06

Teresa L. West
Notary Public



My commission expires

The undersigned witness certifies that, JIM MOLLER, known to me to be the 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: 10/12/06
[Signature]
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: MAIL TO

Terri West, Paralegal, McCormick Braun Friman LLC, 217 North Jefferson, 5th Floor, Chicago, IL 60661

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

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EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOTS 3 AND 4, THAT PART OF LOTS 13 AND 14, AND PART OF LOT 21 IN HIRSCH AND STEIN'S SUBDIVISION OF LOTS 7 TO 12, INCLUSIVE, AND PART OF ORIGINAL LOTS 13 AND 14, VACATED ALLEY LOCATED EASTERLY OF AND ADJOINING SAID LOTS 3 AND 4 AND WESTERLY OF AND ADJOINING SAID LOTS 13 AND 14, IN HIRSCH AND STEIN'S SUBDIVISION, AFORESAID, AND PART OF VACATED STEIN STREET LOCATED EASTERLY OF AND ADJOINING SAID LOTS 13 AND 14, AND WESTERLY OF AND ADJOINING PART OF LOT 21 IN HIRSCH AND STEIN'S SUBDIVISION, AFORESAID, ALL IN BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN HIRSCH AND STEIN'S SUBDIVISION, AFORESAID, AND RUNNING THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF REDFIELD STREET (NOW CALLED WILLOW STREET) A DISTANCE OF 360 FEET TO A POINT OF CURVE; THENCE IN A NORTHERLY AND EASTERLY DIRECTION ALONG AN ARC OF A CIRCLE HAVING A RADIUS OF 204.7 FEET CONVEX TO THE NORTHEAST WITH AN ARC OF 209.71 FEET TO A POINT 112.5 FEET, MORE OR LESS, NORTHERLY OF THE NORTHERLY LINE OF REDFIELD STREET (NOW CALLED WILLOW STREET) (MEASURED ALONG A LINE PARALLEL TO THE EASTERLY LINE OF LOT 14 IN BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID) AND 25 FEET SOUTHWESTERLY OF THE EASTERLY LINE OF LOT 14 IN BLOCK 17 AFORESAID;

THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 82.96 FEET; THENCE NORTHWESTERLY ALONG AN ARC OF CIRCLE HAVING A RADIUS OF 166.23 FEET AND AN ARC DISTANCE OF 156.83 FEET, THENCE NORTHWEST ALONG EXTERIOR FACE OF WALL OF CONCRETE BLOCK BUILDING 53.12 FEET; THENCE CONTINUING WESTERLY ALONG SAID EXTERIOR FACE 22.20 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID EXTERIOR FACE OF WALL 353.46 FEET TO THE EASTERLY LINE OF ELSTON AVENUE AND THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF ELSTON AVENUE 33.84 FEET TO THE POINT OF BEGINNING.

1731 N. ELSTON, CHICAGO, IL 60614

PIN: 14-32-302-008-0000
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