

UNOFFICIAL COPY



POWER OF ATTORNEY  
FOR PROPERTY

Doc#: 0629226104 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2006 11:51 AM Pg: 1 of 4

PT 155907

4055

REPUBLIC TITLE CO.

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 the 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 power given here throughout your lifetime, even after you become disabled. Illinois 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.

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POWER OF ATTORNEY made this 27<sup>th</sup> day of September, 2006

This power of attorney becomes effective on the date noted above, and remains effective until closing of the property is completed. This power expires on November 30, 2006.

I, LESLIE QUINONES

hereby appoint: LUIS REGALADO

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, but subject to any limitations on or additions to the specified powers inserted in paragraphs two and three below.

REAL ESTATE TRANSACTION: 315 N. 1ST  
MAYWOOD, ILLINOIS  
60153

(Limitations on and additions to the agent's powers may be included in this power of attorney if they are specifically designated 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 are appropriate, such as prohibition or conditions upon the sale of 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):

Please address all funds to Luis C. Regalado

(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, 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 shall 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.)

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, 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 in this document.)

(If you wish to name successor agents, insert the name(s) and addresses of such successor agent(s) in the following paragraphs.)

5. 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 agent:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For purposes of this paragraph, a person shall be considered to be incompetent if and while the person is a minor, or an adjudicated incompetent or disabled person, 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 the 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 an agent if the court finds that such an appointment will serve your best interests and welfare. Strike out paragraph six if you do not want your agent to act as guardian.)

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6. If a guardian for 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. I am fully informed as to all the contents of this form, and understand the full import of this grant of power of attorney to my agent.

7. By signing, I also agree to allow, if applicable, my agent to waive any and all applicable homestead rights to this property that may currently exist, or which may arise for any reason in the future.

SIGNED:

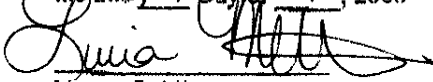
  
\_\_\_\_\_  
LESLIE QUINONES

This Power of Attorney will not be effective unless it is notarized, using the form below.

STATE OF ILLINOIS COUNTY OF DePage

The undersigned, a notary public in and for the above county and state, certifies that **LESLIE QUINONES**, known to me to be the same person(s) whose name is subscribed as principal 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, for the use and purpose therein set forth, and certified to the correctness and authenticity of the signature(s) as noted.

Subscribed and Sworn Before  
me this 27 Day of September, 2006

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



WITNESS SIGNATURE

  
\_\_\_\_\_

WITNESS NAME AND ADDRESS:  
970 Old Meadow Ct  
Carol Stream IL 60184

PREPARED BY:

Attorney James Nicodemus  
100 S. Atkinson, #116  
Grayslake, Illinois 60030  
847-309-0254

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**JAMES P. NICODEMUS As An Agent For  
Fidelity National Title Insurance Company  
1941 ROHLWING ROAD ROLLING MEADOWS, IL. 60008**

## **ALTA Commitment Schedule A1**

**File No.:** RTC55907

**Property Address:** 315 N. 1ST,  
MAYWOOD IL 60153

**Legal Description:**

THE WEST 35 FEET OF LOT 2 IN BLOCK 3 IN S.S. MILLAR'S ADDITION TO MAYWOOD, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 WEST OF DES PLAINES RIVER AND NORTH OF LAKE STREET IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index No.:** 15-11-204-001.

Property of Cook County Clerk's Office