

# UNOFFICIAL COPY

MAIL TO:



Doc#: 0710305251 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/13/2007 02:41 PM Pg: 1 of 5

JOHN C. HAAS #11524  
HAAS & HAAS  
115 S. EMERSON ST.  
MOUNT PROSPECT, IL 60056

#07.00070pt  
2 of 3

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY (755 Illinois Compiled Statutes 45/3-3)

(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 POWER 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 PAGES 5 AND 6 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.)

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POWER OF ATTORNEY

Power of Attorney made this 25 day of February, 2007.

1. I, JOHN J. NAUGHTON, of 409 Meadow Ridge Lane, Prospect Heights, Illinois, hereby appoint: SUSAN L. NAUGHTON, of 409 Meadow Ridge Lane, Prospect Heights, Illinois, 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                | (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) Sale deposit box transactions           | (k) Commodity and option transactions                         |  |
| (f) Insurance and annuity transactions      |   |  |

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(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): **No limitations.**

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):

To execute all documentation reasonably and customarily required to consummate the closing of the purchase of 1440-44 W. Fullerton Avenue, Unit 4B, Chicago, Illinois, and the funding of the mortgage loan from GHS Mortgage, LLC d/b/a Windsor Mortgage, or its respective assigns, including but not limited to note, mortgage, ALTA statements, settlement statements, disbursement statements and any and all other documents required to be executed either by the above lender or its assigns or the title company.

(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 on the date of its execution. (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 March 12, 2007. (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

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(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:

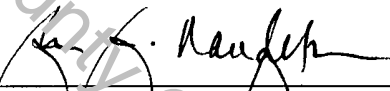
For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(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.)

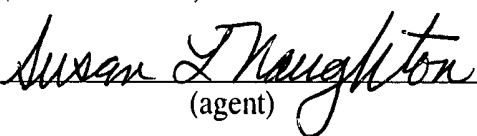
9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian to serve without bond or security.

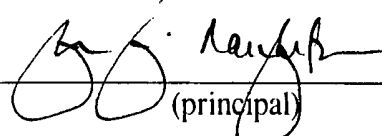
10. Reproductions of the executed original Power of Attorney for Property, certified as a true, exact and accurate copy of the original, by my agent in possession of the original or by my attorney, shall be deemed original counterparts of this Power of Attorney.

11. 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.

Signed   
JOHN J. NAUGHTON (principal)

(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)  
  
(agent)  
\_\_\_\_\_  
(successor agent)  
\_\_\_\_\_  
(successor agent)

I certify that the signatures of my agent  
(and successors) are correct.  
  
(principal)  
\_\_\_\_\_  
(principal)  
\_\_\_\_\_  
(principal)

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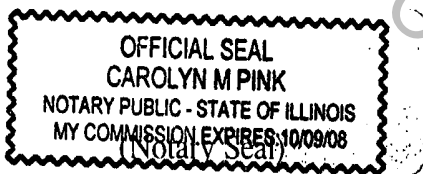
(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.)

State of Illinois )  
 ) SS.  
County of Cook )

The undersigned, a notary public in and for the above county and state certifies that JOHN J. NAUGHTON, 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 of the agent.

Dated: February 25, 2007

Carolyn M. Pink  
Notary Public  
My commission expires 10/9/08



The undersigned witness certifies that JOHN J. NAUGHTON, 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: 2/25/07

[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: John C. Haas, Attorney at Law, 115 S. Emerson St., Mt. Prospect, IL

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**Legal Description**  
**1440-44 West Fullerton Avenue, Unit 4B**  
**Chicago, Illinois 60614**

PARCEL 1:

UNIT NO. 4B IN THE 1440-44 WEST FULLERTON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21, 22, AND 23 IN BLOCK 2 IN WILLIAM HAHNE'S SUBDIVISION OF LOTS 4 TO 6 OF ASSESSOR'S DIVISION OF OUTLOT 42 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM TRACT 1 AND TRACT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 (COMMERCIAL PARCEL - UNIT C-1 ): THAT PART OF LOTS 21 AND 22 IN BLOCK 2 IN WILLIAM HAHNES SUBDIVISION OF LOTS 4 TO 6 OF ASSESSOR'S DIVISION OF OUTLOT 42 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.43 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +28.63 FEET (CHICAGO CITY DATUM) AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH, A DISTANCE 0.84 FEET; THENCE WEST, A DISTANCE OF 2.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, A DISTANCE OF 1.20 FEET ALONG THE ARC OF CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 0.83 FEET; THENCE WEST, A DISTANCE OF 20.98 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 1.20 FEET ALONG THE ARC OF CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 0.83 FEET; THENCE NORTH, A DISTANCE OF 5.33 FEET; THENCE WEST, A DISTANCE OF 7.70 FEET; THENCE NORTH, A DISTANCE OF 28.91 FEET; THENCE EAST, A DISTANCE OF 9.76 FEET; THENCE NORTH, A DISTANCE OF 7.92 FEET; THENCE EAST, A DISTANCE OF 20.31 FEET; THENCE SOUTH, A DISTANCE OF 42.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 2 (COMMERCIAL PARCEL - UNIT C-2 ): THAT PART OF LOTS 22 AND 23 IN BLOCK 2 IN WILLIAM HAHNES SUBDIVISION OF LOTS 4 TO 6 OF ASSESSOR'S DIVISION OF OUTLOT 42 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.43 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +28.63 FEET (CHICAGO CITY DATUM) AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH, A DISTANCE OF 0.73 FEET; THENCE EAST, A DISTANCE OF 3.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH, A DISTANCE OF 42.05 FEET; THENCE EAST, A DISTANCE OF 21.19 FEET; THENCE SOUTH, A DISTANCE OF 7.78 FEET; THENCE EAST, A DISTANCE OF 8.82 FEET; THENCE SOUTH, A DISTANCE OF 29.03 FEET; THENCE WEST, A DISTANCE OF 7.31 FEET; THENCE SOUTH, A DISTANCE OF 5.33 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 1.20 FEET ALONG THE ARC OF CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 0.83 FEET; THENCE WEST, A DISTANCE OF 20.97 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 1.20 FEET ALONG THE ARC OF CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 0.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 5, 2006, AS DOCUMENT NO. 0627831085, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-7, <sup>AND ROOF DECK 2</sup> A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0627831085.

PINs: 14-29-319-041-0000, 14-29-319-042-0000, and 14-29-319-045-0000 (undivided)