

H65249

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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(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. 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.)

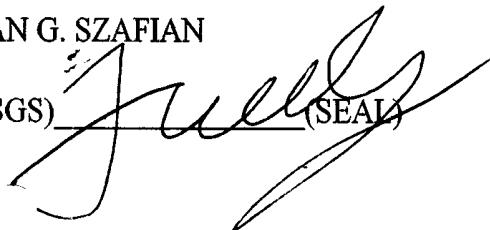
HERITAGE TITLE COMPANY

POWER OF ATTORNEY

I, Stefan G. Szafian, hereby appoint Gheorghe H. Comsa, a resident of Chicago, 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.

STEFAN G. SZAFIAN

By X(SGS)



(SEAL)



Doc#: 0716940173 Fee: \$54.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 06/18/2007 02:40 PM Pg: 1 of 4

4PG
 C.F.

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- (A) Real estate transactions.
- (B) Financial institution transactions.
- © Borrowing transactions

Without limitation, this Power of Attorney specifically includes the power to do any act necessary to negotiate on my behalf all terms. Including price, of any contract for the of real estate wherever located, that I own either directly and or through Limited Liability Companies that I have signature authority of to so sign and execute on my behalf any documents including power of directions to complete or close the transaction to buy or sell said real estate(the"subject real estate) on my behalf and to do anything ancillary and necessary to complete the transaction as if I were personally present to perform such acts.

2. NO RESTRICTIONS AS TO ANY ACT PERFORMED WITH RESPECT TO THE SUBJECT REAL ESTATE.

3. In addition to the powers granted above, I grant my agent the following powers, without limitations, the power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust so referenced hereunder.

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers including those involving discretionary decision making 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.

5. My agent shall not be entitled to compensation for services rendered as agent under this Power of Attorney.

6. This Power of Attorney shall become effective on signing by me

7. This Power of Attorney shall terminate on December 31, 2007.

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, this Power Of Attorney shall cease.

9. 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.

STEFAN G. SZAFIAN

By X(SGS)  (SEAL)
Stefan G. Szafian

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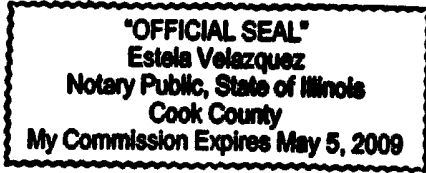
STATE OF ILLINOIS

COUNTY OF COOK

I, ESTELA VELAZQUEZ, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Stefan G. Szafian personally known to me to be the same person whose name HE subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as HIS free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand Signature and notarial seal, this 13 day of June, 2007.

By Estela Velazquez (SEAL)
Notary Public



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EXHIBIT A

H65249

UNIT 6114-1A IN THE 6114-16 N. CLAREMONT AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 12 (EXCEPT THE NORTH 22 FEET THEREOF) AND LOT 13 AND THE NORTH 11 FEET OF LOT 14 IN PICKHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617234108, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-06-112-015-0000 (UNDERLYING P.I.N.)

C/K/A 6114 N. CLAREMONT, UNIT 1A, CHICAGO, ILLINOIS 60659

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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