

# UNOFFICIAL COPY

## POWER OF ATTORNEY

AW835/5/87/27046/61  
1043

Donald O. Karner and Carol Lee Karner (Principal) do hereby constitute and appoint Earl L. Simon with full power of substitution as Principal's lawful attorney (Attorney), in Principal's name, place and stead, and in connection with the purchase of the property described on Exhibit A attached hereto and hereby made a part hereof to execute, sign, seal, acknowledge and deliver promissory note and other notes, mortgages and related documents and instruments, Deeds, Letters of Direction, Land Trust Agreements, Bills of Sale, Affidavits of Title, ALTA Statements, Closing Statements, Transfer Tax Declarations, RESPA Statements, Disbursement Statements, Escrow Agreements, Personal Information Affidavits, disclosure statements concerning title insurance, receive and deliver proceeds and any an all other documents, instruments, letters and agreements, and to do every other act and thing necessary or proper for carrying into effect the terms of the agreement of sale made by the Principal for the purchase of the said property in such manner that all of right, title, or interest in and to the said property may be effectually and absolutely conveyed to the Principal as if Principal were personally present at the closing of such purchase.

In order to induce the Attorney to act as attorney in fact pursuant to the terms of this Power of Attorney, Principal does hereby agree that the Attorney may at any time, in his sole and absolute discretion, and without any liability to Principal or any third party, decline to exercise any of the powers granted to him hereunder, with or without notice, either generally or as to any specific transaction, occurrence or the like. Principal hereby waives and releases the Attorney from any and



0719035307

Doc#: 0719035307 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/09/2007 11:24 AM Pg: 1 of 4

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BOX 333-CT1

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all liabilities, costs, expenses, damages, claims, losses, reasonable attorneys' fees, and the like which Principal may hereafter incur, suffer or be required to pay as a result of the exercise or nonexercise (whether rightly, wrongly, properly or improperly) of the powers granted to the attorney hereunder. Principal further agrees to indemnify and hold harmless the Attorney from any liabilities, costs, expenses, damages, claims, losses, reasonable attorneys' fees, and the like which the Attorney may incur, suffer or be required to pay as a result of the exercise or nonexercise (whether rightly, wrongly, properly or improperly) of the powers granted to them hereunder.

IN WITNESS WHEREOF, Principal has hereunto set Principal's hand and seal all on the day and year written.

Dated this 12<sup>th</sup> day of June, 2007

  
\_\_\_\_\_  
Donald C. Karner

  
\_\_\_\_\_  
Carol Lee Karner

Clerk's Office

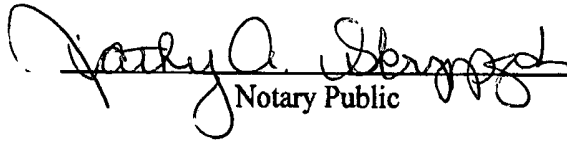
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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY the above signators are personally known to me and to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 12<sup>th</sup> day of June, 2007.

Commission expires \_\_\_\_\_.

  
\_\_\_\_\_  
Notary Public

This instrument was prepared by Earl L. Simon, 4709 W. Golf, Suite 475, Skokie, IL 60076

I:\egdocs\karnerpurchase.poa



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

LOT 32 IN BLOCK 62 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM RIGHT OF WAY OF THE NORTH WESTERN ELEVATED RAILROAD) IN COOK COUNTY, ILLINOIS

Address of Property-4434 N. Sacramento, Chicago, IL 60625

PIN 13-13-128-020-0000

Property of Cook County Clerk's Office

**EXHIBIT**