

Doc#: 0720544082 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2007 03:53 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY:

Craig D. Jeffrey  
Bryan Cave LLP  
161 N. Clark Street, Suite 4300  
Chicago, IL 60601

07-1411

**IRREVOCABLE LIMITED POWER OF ATTORNEY**

THIS IRREVOCABLE LIMITED POWER OF ATTORNEY (the "Power of Attorney") is executed this 5 day of July, 2007, by Phyllis O'Neill, wife of James Graves, individual residing at 2431 Nottingham Road, Virginia 24014 (the "Principal"), in favor of James Graves ("Agent").

1. Appointment. The Principal hereby constitutes and appoints Agent as the true and lawful agent and attorney-in-fact of the Principal (in such capacity, Agent hereinafter is referred to as the "Agent") to do and perform all of the following:

(a) to sign or endorse the name of Principal on all agreements, documents, written consents, resolutions, assignments, notices of assignment, collateral assignments, releases, partial releases, satisfactions, settlements;

(b) to sign or endorse the name of Principal on all certificates, notes, checks, drafts, money orders, certificates of deposit, commercial paper, acceptances and other instruments and documents which are payable to Principal, and to effect the deposit, negotiation and collection thereof;

(c) to sign or endorse the name of Principal on all pledges, security agreements, hypothecations, stock, warrants, options, securities, bonds, debentures, letters of credit, guarantees, and all other instruments, documents and agreements of every kind and description which are registered in the name of Principal;

(d) to acknowledge all signatures and endorsements by or on behalf of Principal before a notary public, justice of the peace or other public officer responsible for the authentication of signatures to the extent legally permissible;

(e) to cause this Power of Attorney and any document or instrument signed or endorsed by or on behalf of Principal to be delivered to and/or filed or recorded with any governmental authority, agency, public body or any other person (whether or not a governmental or quasi-governmental authority); and

2. Signatures. Any signature or endorsement by Agent on behalf of Principal may be effected by means of an original signature in ink; or a facsimile signature; or any other method sufficient to constitute a signature for purposes of the Uniform Commercial Code. The Agent may effect such signature without disclosing the name of Agent or any title that such Agent may have

CAMBRIDGE TITLE COMPANY  
400 Central Avenue  
Northfield, IL 60093

2

# UNOFFICIAL COPY

with Agent, or may indicate himself or herself as the “agent,” “authorized agent,” “authorized representative” or “attorney-in-fact” of Principal, or other words of similar import.

3. Purpose. This Power of Attorney is granted to Agent for the express purpose of consummating the purchase and sale of certain real property commonly known as 5701 North Rockwell, Chicago, IL, 60659 and any related personal property contained therein.

4. LIMITATIONS/INDEMNIFICATION. THIS POWER OF ATTORNEY IS A LIMITED POWER OF ATTORNEY GRANTED TO AGENT FOR THE PURPOSE OF CONSUMMATING THE TRANSACTIONS CONTEMPLATED HEREIN. NOTHING CONTAINED IN THIS POWER OF ATTORNEY SHALL CREATE, OR BE CONSTRUED TO CREATE, ANY LIABILITY ON THE PART OF THE PRINCIPAL, OR SHALL MODIFY OR EXPAND, OR BE CONSTRUED AS MODIFYING OR EXPANDING, THE PRINCIPAL'S LIABILITY OR OBLIGATIONS, IF ANY, UNDER OR IN CONNECTION WITH ANY AGREEMENT OR ANY DOCUMENT DELIVERED IN CONNECTION WITH THE TRANSACTIONS.

PRINCIPAL AGREES TO INDEMNIFY, DEFEND AND HOLD AGENT HARMLESS OF AND FROM ANY DAMAGES OR LOSSES OF EVERY KIND AND NATURE ARISING FROM AGENT'S EXECUTION OR PERFORMANCE OF HIS DUTIES AND POWERS HEREUNDER.

5. Third Party Reliance on Agent. No person who acts in reliance upon any representations Agent may make as to the scope of the Agent's authority granted under this Power of Attorney or the fact that the Agent continues to serve as such shall incur any liability to Principal for permitting the Agent to exercise any such authority, nor shall any person who deals with the Agent have any duty or responsibility to inquire into such matters, to ensure the proper application of any funds, property or other proceeds, or to determine whether the limitation in paragraph 4 applies with respect to any matter; and such person shall be fully protected in relying upon the signature, endorsement or other action or actions of the Agent on behalf of Principal.

6. Authorization to Release Information to Agent. All persons from whom the Agent may request information regarding Principal or its contracts, relationships, business or financial affairs, to the extent directly relevant to the Transactions, are hereby authorized to provide such information, provided such information is within the limitation of paragraph 4 herein, to Agent.

7. Irrevocable; Durability. This Power of Attorney shall in all respects constitute a durable power of attorney.

8. Severability. If any part of any provision of this Power of Attorney shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this Power of Attorney.

# UNOFFICIAL COPY

9. Governing Law and Applicability to Foreign Jurisdictions. This instrument shall be governed by the laws of the State of Illinois in all respects, but excluding its conflict of law rules, and to the extent permitted by law shall be applicable to real, personal, intangible or mixed property, wherever and in whatever state or other jurisdiction of the United States or foreign country the situs of such property is at any time located.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has caused this Power of Attorney to be executed by Principal as of the day and year hereafter acknowledged.

PHYLLIS O'NEILL

Phyllis O'Neill

STATE OF Virginia )  
   )SS  
COUNTY OF Roanoke )

On this 5 day of July, 2007, before me appeared Phyllis Graves, to me personally known.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Daniella A. [Signature]  
Notary Public

My commission expires:  
August 30, 2008

# 352830

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 19 IN BLOCK 20 IN W.F. KAISER AND CO.'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF LOT "D" LYING WEST AND ADJOINING THE ALLEY DEDICATED BY PLAT DATED FEBRUARY 8, 1926 AND RECORDED FEBRUARY 19, 1926 AS DOCUMENT NO. 9185287 TOGETHER WITH VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT "D" WHICH LIES WITHIN THE NORTH AND SOUTH LINES OF LOT 19 EXTENDED EASTERLY IN BLOCK 20 BEING W.F. KAISER AND CO.S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

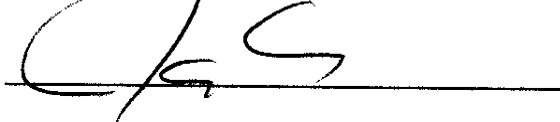
Commonly known as: 5701 N. ROCKWELL ST., CHICAGO, IL 60659

Permanent Index No.: 13-01-420-017-0000

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has caused this Power of Attomey to be executed by Agent as of the day and year hereafter acknowledged.

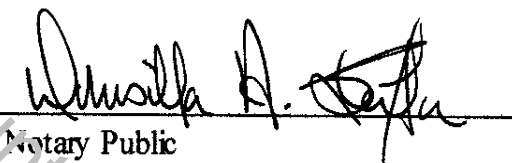
JAMES GRAVES



STATE OF <sup>Virginia</sup> ILLINOIS )  
COUNTY OF <sup>Rock</sup> COCK )ss )

On this 6 day of July, 2007, before me appeared JAMES GRAVES, to me personally known.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

  
Notary Public

My commission expires:

April 30, 2008  
# 352830