

2 of 6

UNOFFICIAL COPY

070601700123



Doc#: 0722026030 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2007 09:41 AM Pg: 1 of 7

Property of Cook County Clerk's Office

COVER SHEET FOR RECORDING

POWER OF ATTORNEY

COMMON ADDRESS: 512 N. McCLURG COURT, UNIT 2303
CHICAGO, I L 60611

P.I.N.: 17-10-223-033-1201

Attorneys' Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attr: Search Department

Prepared by and
after recording MAIL TO:

Harvey L. Teichman
2500 W. Higgins Road
Suite 1131
Hoffman Estates, IL 60169

UNOFFICIAL COPY

DURABLE POWER OF ATTORNEY

(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 A POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. 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.)

POWER OF ATTORNEY made this 25th day of July, 2007.

1. I, **CYNTHIA E. VEREMIS** of 1325 Perry Street, #605, Des Plaines, Illinois 60016, hereby appoint **HARVEY L. TEICHMAN** of 2500 West Higgins Road, Suite 1131, Hoffman Estates, Illinois 60169, 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.
- ~~(b) Financial institution transactions.~~
- ~~(c) Stock and bond transactions.~~
- ~~(d) Tangible personal property transactions.~~
- ~~(e) Safe deposit box transactions.~~
- ~~(f) Insurance and annuity transactions.~~

UNOFFICIAL COPY

- ~~(g) — Retirement plan transactions.~~
- ~~(h) — Social Security, employment and military service benefits.~~
- ~~(i) — Tax matters.~~
- ~~(j) — Claims and litigation.~~
- ~~(k) — Commodity and option transactions.~~
- ~~(l) — Business operations.~~
- ~~(m) — Borrowing transactions.~~
- ~~(n) — Estate Transactions~~
- ~~(o) — All other property powers and transactions.~~

(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):

only to do any and all things necessary and/or desirable to accomplish the sale of 512 N. McClurg Court Unit 2303, Chicago, Illinois 60611

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): NONE

~~(a) — My agent shall have the discretionary power and is authorized to make gifts, including annual exclusion gifts, gifts to pay tuition and medical expenses, and taxable gifts, and to file and execute gift tax returns to use up my unified credit during life. Permissible recipients of said gifts shall include only my descendants and charities for which a charitable income tax deduction is allowable. If my agent is in the class of permitted gift recipients, my agent shall be permitted to make gifts benefitting the agent even though acting in a fiduciary capacity, and such gifts shall not be considered fraudulent or voidable. To the extent possible, my agent shall consider my estate planning objectives as disclosed by my estate planning documents in making gifts. Gifts can be made directly, in trust, or to a custodian under the Uniform Transfers to Minors Act.~~

(b) My agent shall have the right to convey, transfer, or assign any property in my name to the successor Trustee under any Declaration of Trust I may now or hereinafter execute, in which I am or was the original Trustee, that may properly be held in the name of a Trustee.

UNOFFICIAL COPY

(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. (*cew*) This power of attorney shall become effective on July 20, 2007
7. (*cew*) This power of attorney shall terminate on July 31, 2007

8. If any agent named by me shall die, become legally disabled, resign or refuses to act, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

A. NONE

9. If a guardian of my person is to be appointed, I nominate the following to serve as such guardian : NONE

10. If guardian of my estate (my property) is to be appointed, I nominate the

UNOFFICIAL COPY

following to serve as such guardian: NONE

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: Cynthia E. Veremis
Cynthia E. Veremis (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

I certify that the signatures of my agent and successors are correct.

(Agent)

(Principal)

(Successor Agent)

(Principal)

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

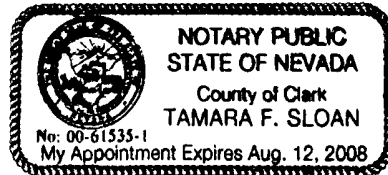
UNOFFICIAL COPY

STATE OF Nevada
COUNTY OF Clark)
SS.

The undersigned, a notary public in and for the above county and state, certifies that **CYNTHIA E. VEREMIS**, known 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(s) of the agent(s)].

SWORN TO AND SIGNED before me
this 25th of July, 2007

Tamara F. Sloan
NOTARY PUBLIC



The undersigned witness certifies that **CYNTHIA E. VEREMIS** 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 her to be of sound mind and memory.

Dated: 7/25/07

Cynthia E. Veremis
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 prepared by: HARVEY L. TEICHMAN, Attorney At Law, 2500 West Higgins Road, Suite 1131, Hoffman Estates, IL 60169

Mail to:
Harvey L. Teichman
2500 West Higgins Road, Suite 1131
Hoffman Estates, IL 60195

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1: UNIT 2303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RESIDENCES AT RIVER EAST CENTER, A CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011072757, AS AMENDED FROM TIME TO TIME, IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0011072756.

PIN # 17-10-223-033-1201

COMMON ADDRESS: 512 N. McClurg Court
#2303
Chicago, IL 60611