

# UNOFFICIAL COPY



0730605007

## POWER OF ATTORNEY FOR PROPERTY

Doc#: 0730605007 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2007 09:16 AM Pg: 1 of 5

### 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 Agents are explained more fully in Section 3-4 of the Illinois Statutory Short Form Power of Attorney for Property Law." 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 25<sup>th</sup> day of October 2007,

1. I, Courtney James (Insert Name and Address of Principal), hereby appoint: Vasili Economopoulos (Insert Name and Address of Agent), 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) Borrowing transactions.
- (d) Estate transactions.
- (e) 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.)

BOX 334 CT

Handwritten initials/signature

208 3 270 56930 JKA JAC CT

PROPERTY OF COOK COUNTY RECORDER OF DEEDS OFFICE

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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):
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):

(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 my 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 October 25<sup>th</sup>, 2007 (insert a future date or event, 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 October 30<sup>th</sup>, 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).

(If you wish to name successor Agents, insert the name(s) and address(es) of such successor(s) in the following paragraph.)

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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. 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   
(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)

(This Power of Attorney will not be effective unless it is notarized, using the form below.)

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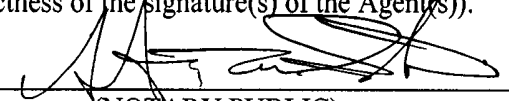
State of Illinois )

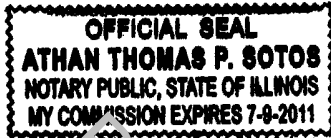
SS.

County of Cook)

The undersigned, a notary public in and for the above County and State, certifies that Courtney James known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me 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)).

Date: 10/25/2007 (SEAL)

  
(NOTARY PUBLIC)



My commission expires: 7-9-2011

The undersigned witness certifies that Courtney James, 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: \_\_\_\_\_ (SEAL)

\_\_\_\_\_ 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:  
Vasili Economopoulos  
360 N. Michigan Ave., Suite 1116  
Chicago, IL 60601

After recording, mail to:  
Vasili Economopoulos  
360 N. Michigan Ave., Suite 1116  
Chicago, IL 60601

Countrywide Loan # 181134795

Legal Description:

PARCEL 1:

UNIT NUMBER 201C IN THE TRIO I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

(THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776; WHICH SURVEY IS ATTACHED AS EXHIBIT "~" TO THE DECLARATION OF

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CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S~, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER

~.

PARCEL 3:

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 4 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011 MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE ACCESS FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

PARCEL 4:

UNIT NUMBER GU~ IN THE THE TRIO PARK GARAGE CONDOMINIUM; AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
(THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS, BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776; WHICH SURVEY IS ATTACHED AS EXHIBIT "~" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Street Address: 650 W. WAYMAN, # 201C, Chicago, Illinois 60661

Permanent Tax Index Number: 17-09-301-004-0000