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Doc#: 0734839001 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2007 08:16 AM Pg: 1 of 8

Prepared by, and

Return To:



A FIDELITY NATIONAL FINANCIAL COMPANY
Recording Department
700 Cherrington Parkway
Coraopolis, PA 15108

LIMITED POWER OF ATTORNEY

Caution: this is an important document. It gives the person whom you designate (your "Agent" also called "Attorney in Fact") broad powers for a specific transaction, to handle your property during a certain period of time, which may include powers to mortgage your real property with advance notice to you by web based closing. These powers will continue to exist even after you have become disabled or incompetent. This document does not authorize anyone to make medical or other health care decisions. You may execute a different document, a health care proxy to do this. If there is anything about this form that you do not understand, you should ask an attorney to explain it to you.

BE IT KNOWN, that Brian K Cohen

and

Lyudmila A Cohen, *Husband and wife.*

whose address is 1334 S. Wabash Ave., Unit D
Chicago, IL 60605

has made and appointed, and by these presents does make and appoint the following persons who are employees of LSI, namely: Greg Perdziola, Shanron Obringer, Ryan Flaherty, Elise Yacovone, Sheila Allen, Quinn Riordan and Stacey Franciscus, each of whom may act separately, whose addresses are C/O LSI, at 700 Cherrington Parkway, Coraopolis PA 15108, my/our true and lawful attorney in fact (also called agent) for them and in their name, place and stead, for the following specific and limited purposes:

- (1) Refinancing of the Real Estate located at 1334 S. Wabash Ave., Unit D, Chicago, IL 60605, and to be refinanced with Ing Direct - First Mrtg. (Oma), said refinancing to occur on or about November 30, 2007 in an amount approximately \$ 250,000.00 .
- (2) To mortgage, finance, refinance, hypothecate, assign, transfer, and in any manner deal with the real estate to effectuate the above referenced refinancing (which may also be called "banking transactions" under state statute);
- (3) To execute, acknowledge, and deliver escrow instructions, and all Closing Documents which including but not limited to: Notes, Deeds, Mortgages/Deeds of Trust, Subordinations, security instruments, riders, attachments and addenda, including any documents necessary or requested as part of this transaction by Title Insurer, Lender or the other parties to the

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transaction, those documents needed by governmental and taxing authorities, covenants, agreements and assignments of agreements, assignments of mortgages, assignments of deeds of trust, to secure the referenced indebtedness, lien waivers, encumbrance or waiver of homestead and any marital rights necessary to obtain the financing, settlement statements, truth in lending disclosures, loan applications, HUD 1 and other written instruments of whatever kind and nature, all upon such terms and conditions as said attorney in fact (also called agent) shall approve.

Further giving and granting said attorney in fact (also called agent), full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises (setout herein) as fully, to all intents and purposes, as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact (also called agent) should lawfully do or cause to be done by virtue hereof.

This Power of Attorney shall become effective immediately, and shall not be affected by my subsequent disability, incapacity or lack of mental competence, except as may be provided otherwise by an applicable state statute. This is a Durable Power of Attorney. This Power of Attorney shall continue until the Mortgage/Deed of Trust is recorded in the appropriate office. I may revoke this Power of Attorney at any time by providing written notice to my Attorney in Fact (also called agent), however such revocation shall not be effective as to third parties acting in reliance upon this Power of Attorney if recorded, unless and until the revocation is similarly recorded in the same county and state registry or other established records for the recording of Powers of Attorney. This Power of Attorney is limited to a specific refinance, and the powers noted shall continue only through and including any post closing corrections, amendments and follow up procedures, but shall cease when the refinance and all post-closing matters are fully accomplished.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

Dated November 24, 2007 at 1130 S. Canal St. Chicago,



Brian K Cohen

Partial Password 1186


Lyudmila A Cohen

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Specimen signature of AGENT/Attorney in Fact:

Shannon Minger

Property of Cook County Clerk's Office

A large, thick, black scribble consisting of several overlapping, horizontal and diagonal strokes, completely obscuring the text of the Cook County Clerk's Office watermark in the center of the page.

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State of Illinois

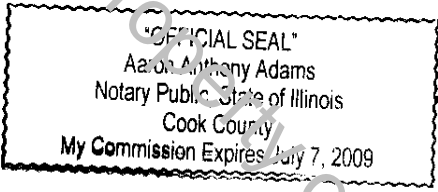
County of Cook

On 11/24/07
DATE

before me, Aaron A. Adams Notary Public
NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared Brian K Cohen Lyudmila A Cohen

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

My Commission Expires: 7/7/09

[Signature]
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNEDER DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- GENERAL

- ATTORNEY IN FACT
- TRUSTEE
- GUARDIAN/CONSERVATOR
- OTHER _____

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

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ACKNOWLEDGMENT OF ATTORNEY-IN-FACT

I, AGENT, have read the attached power of attorney and am the person identified as the attorney-in-fact (the "agent") for the principal. I hereby acknowledge that in the absence of a specific provision to the contrary in the power of attorney or in state law., when I act as agent:

I shall exercise the powers for the benefit of the principal.

I shall keep the assets of the principal separate from my assets.

I shall exercise reasonable caution and prudence.

I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

AGENT

Shannon Mungler

Signature of Attorney-in-Fact

11/30/07

Date

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Loan # : 49745762
Borrower : Brian K Cohen
Lyudmila A Cohen

Exhibit A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of IL, County of Cook, City of Chicago and described as follows:

Parcel 1:

Unit Number 1334D in Filmworks II Condominium as delineated on a Survey of the following described Parcel of Real Estate:

The East 52.00 feet of Lot 2 (except the North 16.89 feet thereof); together with the East 52 feet of Lots 3 and 4, all in Block 10 in Assessor's Division of Part of the Northwest Fractional 1/4 of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, as the East 52 feet of Lot 36 in Harrington's Addition to Block 17 in Assessor's Division in Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as an exhibit to the Declaration of Condominium recorded January 5, 1998 as Document 98006589 together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress as created by Declaration of Easements recorded June 12, 1995, as Document 95380567.

Assessor's Parcel No: 17-22-103-054-1004
Street Address: 1334 S. Wabash Ave., Unit D
Chicago, IL, 60605

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