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Cook County Recorder of Deeds
Date: 01/31/2008 10:45 AM Pg: 1 of 8

FIRST AMERICAN TITLE
ORDER # 1079248

Recording Cover Page

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- Deed _____
- Other Power of Attorney
- UCC
- Plat

Remarks _____

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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

First American Title
Order # 1679248

(NOTICE: THE PURPOSE OF THE 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 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 (SEE THE BACK OF THIS FORM). 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 17 day of December, 2007

1. I, Erin Stevens, hereby appoint: Eric Stevens, of 1812 S. Dearborn, Unit 3D, Chicago, IL 60616 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:

(a) Real Estate Transactions. Purchase of 2901 S. Michigan Avenue, Unit 1202, Chicago, IL 60616

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 limitations 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 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. () This power of attorney shall become effective IMMEDIATELY.

7. () This power of attorney shall terminate 90 DAYS AFTER THE EFFECTIVE DATE.

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPHS.)

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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 purpose 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 impact of this grant of powers to my agent.

Signed *Erin Stevens*
Erin Stevens, (Principal)

The undersigned witness certifies that ERIN STEVENS 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: 12/17/07
Rebecca Brown
Witness

(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.)

I certify that the signatures of my agent (and successors) are correct.
Erin Stevens
(Principal)

(agent)

(successor agent)

(successor agent)

(Principal)

(Principal)

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)

State of IL)
County of COOK) SS.

The undersigned, a notary public in and for the above county and state, certifies that Erin Stevens 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).

Dated: 12/17/07

Lindsay Mosher
Notary Public



My commission expires 1/27/10

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(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 ^{Mail to ↓} LAW OFFICE OF JOHN PANKAU, 105 E. Irving Park Road, Itasca, Illinois 60143

APPENDIX

NAME:

STREET ADDRESS:

CITY:

STATE:

ZIP:

OR RECORDER'S OFFICE BOX NO. _____

LEGAL DESCRIPTION:

see attached

STREET ADDRESS: 2901 S. Michigan Avenue
Unit 1202
Chicago, IL 60616

PERMANENT TAX INDEX NUMBER: 17-27-310-093-1.38

THE SPACE ABOVE IS NOT PART OF OFFICIAL STATUTORY FORM. IT IS ONLY FOR THE AGENT'S USE IN RECORDING THIS FORM WHEN NECESSARY FOR REAL ESTATE TRANSACTIONS.

Property of Cook County Clerk's Office

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Section 3-4 of the Illinois Statutory Short Form Power of Attorney for Property Law

Section 3-4. **Explanation of powers** granted in the statutory short form power of attorney for property. This Section defines each category of powers listed in the statutory short form power of attorney for property and the effect of granting powers to an agent. When the title of any of the following categories is retained (not struck out) in a statutory property power form, the effect will be to grant the agent all of the principal's rights, powers and discretions with respect to the types of property and transactions covered by the retained category, subject to any limitations on the granted powers that appear on the face of the form. The agent will have authority to exercise each granted power for and in the name of the principal with respect to all of the principal's interests in every type of property or transaction covered by the granted power at the time of exercise, whether the principal's interests are direct or indirect, whole or fractional, legal, equitable or contractual, as a joint tenant or tenant in common or held in any other form; but the agent will not have power under any of the statutory categories (a) through (o) to make gifts of the principal's property, to exercise powers to appoint to others or to change any beneficiary whom the principal has designated to take the principal's interests at death under any will, trust, joint tenancy, beneficiary form or contractual arrangement. The agent will be under no duty to exercise granted powers or to assume control of or responsibility for the principal's property or affairs; but when granted powers are exercised, the agent will be required to use due care to act for the benefit of the principal in accordance with the terms of the statutory property power and will be liable for negligent exercise. The agent may act in person or through others reasonably employed by the agent for that purpose and will have authority to sign and deliver all instruments, negotiate and enter into all agreements and do all other acts reasonably necessary to implement the exercise of the powers granted to the agent.

(a) **Real estate transactions.** The agent is authorized to: buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easements, create conditions and release rights of homestead with respect to real estate; create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessments; and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

(b) **Financial institution transactions.** The agent is authorized to: open, close, continue and control all accounts and deposits in any type of financial institutions (which term includes, without limitation, banks, trust companies, savings and buildings and loan associations, credit unions and brokerage firms); deposit in and withdraw from and write checks on any financial institution account or deposit; and in general, exercise all powers with respect to financial institution transactions which the principal could if present and under no disability.

(c) **Stock and bond transactions.** The agent is authorized to; buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments); collect, hold and safekeep all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities, exercise all voting rights with respect to securities in person or by proxy, enter into voting trusts and consent to limitations on the right to vote; and, in general, exercise all powers with respect to securities which the principal could if present and under no disability.

(d) **Tangible personal property transactions.** The agent is authorized to; buy and sell, lease, exchange, collect, possess and take title to all tangible personal property; move, store, restore, maintain, repair, improve, manage, preserve, insure and safekeep tangible personal property; and in general, exercise all powers with respect to tangible personal property which the principal could if present and under no disability.

(e) **Safe deposit box transactions.** The agent is authorized to; open, continue and have access to all safe deposit boxes; sign, renew, release or terminate any safe deposit contract; drill or surrender any safe deposit box; and, in general, exercise all powers with respect to safe deposit matters which the principal could if present and under no disability.

(f) **Insurance and annuity transactions.** The agent is authorized to; procure, acquires, continue, renew, terminate or otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, accident, health, disability, automobile casualty, property or liability

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insurance); pay premiums or assessments on or surrender and collect all distributions, proceeds or benefits payable under any insurance or annuity contract; and in general, exercise all powers with respect to insurance and annuity contracts which the principal could if present and under no disability.

(g) **Retirement plan transactions.** The agent is authorized to; contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for the principal under any retirement plan; make rollover contributions from any retirement plan to other retirement plans or individual retirement accounts; exercise all investment powers available under any type of self-directed plan; and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the principal could if present and under no disability.

(h) **Social Security, unemployment and military service benefits.** The agent is authorized to; prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local, or foreign statute or regulation; and in general, exercise all powers with respect to Social Security, unemployment, military service and governmental benefits which the principal could if present and under no disability.

(i) **Tax matters.** The agent is authorized to: sign, verify and file all the principal's federal, state and local income, gift, estate, property and other tax returns, including joint returns and declarations of estimated tax; pay all taxes; claim, sue for and receive all tax funds; examine and copy all of the principal's tax returns and records; represent the principal before any federal, state or local revenue agency or taxing body and sign and deliver all tax powers of attorney on behalf of the principal that may be necessary for such purposes; waive rights and sign all documents on behalf of the principal as required to settle, pay and determine all tax liabilities; and, in general, exercise all powers with respect to tax matters which the principal could if present and under no disability.

(j) **Claims and litigation.** The agent is authorized to: institute, persecute, defend, abandon, compromise, arbitrate, settle and dispose of any claim in favor or against the principal or any property interests of the principal; collect and receipt for any claim or settlement proceeds and waive or release all rights of the principal; employ attorneys and others and enter into contingency agreements and other contracts as necessary in connection with litigation; and, in general, exercise all powers with respect to claims and litigation which the principal could if present and under no disability.

(k) **Commodity and option transactions.** The agent is authorized to: buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and receipt for all proceeds of any such transactions; establish or continue option accounts for the principal with any securities or futures broker; and, in general, exercise all powers with respect to commodities and options which the principal could if present and under no disability.

(l) **Business operations.** The agent is authorized to: organize or continue and conduct any business (which term includes, without limitation, any farming, manufacturing service, mining, retailing or other type of business operation) in any form, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interest and operations which the principal could if present and under no disability.

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(m) **Borrowing transactions.** The agent is authorized to: borrow money; mortgage or pledge any real estate or tangible or intangible personal property as security for such purposes; sign, renew, extend, pay and satisfy any notes or other forms of obligation; and, in general, exercise all powers with respect to secured and unsecured borrowing which the principal could if present and under no disability.

(n) **Estate transactions.** The agent is authorized to: accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the principal; assert any interest in and exercise any power over any trust, estate or property subject to fiduciary control; establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could if present and under no disability; provided, however, that the agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the principal or require the trustee of any trust for the benefit of the principal to pay income or principal to the agent unless specific authority to that end is given, and specific reference to the trust is made, in the statutory property power form.

(o) **All other property powers and transactions.** The agent is authorized to: exercise all possible powers of the principal with respect to all possible types of property and interests in property, except to the extent the principal limits the generally of this category (o) by striking out one or more of categories (a) through (n) or by specifying other limitations in the statutory property power form.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit Number 1202-2901 in South Commons Phase I Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

That part of Blocks 92 and 95 and of vacated East 29th Street North of said block 92 in Canal Trustee's Subdivision of the West half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at a point 50.0 feet West of the Northwest corner of Lot 3 in Harlow N. Higinbotham's Subdivision of parts of Lots 21, 22 and 23 in the Assessor's Division of the North 173.7 feet of the East half of Block 92 aforesaid, said point being 8.0 feet North of a line X drawn from the Northeast corner of Lot 1 in E. Smith's Subdivision of 3/4 of the West half of Block 92 aforesaid, to the Northwest corner of Lot 1 in John Lonegan's Subdivision of land in the Northwest corner of Block 92 aforesaid; thence West along a line 8.0 feet North of and parallel with said line x, a distance of 113.16 feet; thence South perpendicularly to said line X, a distance of 17.33 feet thence West along a line 9.33 feet South of and parallel with said line X 184.60 feet more or less to the point of intersection with a line drawn from a point on the North line of Lot 1, 60.0 feet East of the Northwest corner thereof, in John Lonegan's subdivision aforesaid, to a point on the South line of Lot 8, 60.0 feet East of the Southwest corner thereof, in the County Clerk's Division of Lot 3 of Block 95 aforesaid; thence South along the last described line, a distance of 524.58 feet; thence East parallel with said line X, 298.18 feet more or less to the point of intersection with a line 50.0 feet West of and parallel with the East line of vacated South Indiana Avenue (said East line being drawn from the Southwest corner of Lot 6 in the subdivision of the West half of the South 1/3 of the East half of Block 95 aforesaid to the Northwest corner of Lot 3 in Harlow N. Higinbotham's Subdivision aforesaid), thence North along the last described parallel line to the place of beginning, all in Cook County, Illinois,

That part of Block 98 in Canal Trustee's Subdivision of the West half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at a point on a line 60.0 feet East of and parallel with a line connecting the Northwest corner of Lot 1 in John Lonegan's Subdivision of land in the Northwest corner of Block 92 in Canal Trustee's Subdivision aforesaid, to the Southwest corner of Lot 8 in the County Clerk's Division of Lot 3 in the Assessor's Division of Block 95 aforesaid, said point being 533.91 feet South of the North line of Lot 1 in Lonegan's Subdivision aforesaid; thence South 90 degrees 00 feet 00 inches East along a line that is parallel with a line drawn from the Northeast corner of Lot 1 in E. Smith's Subdivision of 3/4 of the West half of block 92 aforesaid, to the Northwest corner of Lot 1 in John Lonegan's Subdivision aforesaid (said parallel line hereinafter as line A) A distance of 298.18 feet to a point on a line 50.0 feet West of and parallel with the East line of Vacated South Indiana Avenue; thence South 00 degrees 07 feet 24 inches east along the last described parallel line, a distance of 309.40 feet to the South line of Block 95 in Canal Trustee's Subdivision aforesaid (said South line also being the North line of Block 98 aforesaid); thence North 89 degrees 57 feet 39 inches East along the North line of said Block 98, a distance of 0.009 feet to the point of intersection with the Northerly extension of a line 50.0 feet West of and parallel with the West line of 9 to 16 both inclusive in Thomas Resubdivision of said Block 98, thence South 00 degrees 05 feet 44 inches East along the said last described parallel line, a distance of 119.10 feet to the place of beginning; thence continuing South 00 degrees 05 feet 44 inches East along said last described parallel line, a distance of 267.86 feet to the Easterly extension of a line 34.0 feet North of and parallel with the South line of Lots 41 and 60 to 63 in Thomas and Boone's Subdivision of Block 98 aforesaid; thence South 89 degrees 56 feet 37 inches West along the last described parallel line, a distance of 298.29 feet to the point of intersection with a line 60.0 feet East of and parallel with the West line of Lot 63 to 78 both inclusive in Thomas and Boone's Subdivision aforesaid; thence North 00 degrees 03 feet 19 inches West along said last described parallel line, a distance of 254.65 feet to a point that is 132.40 feet South of the North line of said Block 98; thence North 90 degrees 00 feet 00 inches East parallel with line A aforesaid, a distance of 77.58 feet; thence North 00 degrees 00 feet 00 inches East, a distance of 13.50 feet; thence North 90 degrees 00 feet 00 inches East parallel with said line A, A distance of 220.51 feet to the place of beginning, all in Cook County, Illinois.

Permanent Index #'s: 17-27-310-093-1238

Property Address: 2901 South Michigan Ave Unit 1202, Chicago, Illinois 60616