# **UNOFFICIAL COPY**



Prepared by and Mail to: Arthur Stamas 330 North Wabash Avenue **Suite 2305** Chicago, IL 60611

Doc#: 0808403073 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 03/24/2008 01:00 PM Pg: 1 of 5

န္တီ TTc #<u>က</u>ြ(

Fower of Attorney yer County Clarks Office

Traditional Title Company, LLC 2015, Arilington Heights Rd. Sulte 103 Arlington Heights, IL 40008

0808403073 Page: 2 of 5

## **UNOFFICIAL C**

### 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 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 A ITORNEY YOU MAY DESIGN IT THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER 20 EXPLAIN IT TO YOU)

POWER OF ATTORNEY made this 17 th day of March. 2008.

1. 1, JAMES DREMONAS, personally and as the sole member of Oak Brook Terrace Property LLC, and 2526 Wer. Cormak, LLC hereby appoint ARTHUR STAMAS 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, with regards to the purchase of the property commonly known as 3120 North Pulaski, Chicago, Illinois.

(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 LIGHE 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 including, but not limited (c, mortgages and junior mortgages.
- (b) Financial institution transactions.
- (c) Tangible personal property transactions.
- (d) Business operations.
- (e) Borrowing transactions.
- (f) All other property powers and transactions.
- C/0/4 2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars: NONE
- 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

(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 DISCRIPTIONARY DECISIONS, IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRIPTIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE

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.

0808403073 Page: 3 of 5

### **UNOFFICIAL COPY**

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 A LORNEY, STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(THIS POWER OF AITORNEY 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 AITORNEY 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 INTUALING AND COMPLETING EITHER (OR BOTT TO THE FOLLOWING:)

- 6. (hi) power of attorney shall become effective on March 17, 2008.
- 7. This power of attorney shall terminate upon the closing of the sale of the property commonly known as 3120 N. Pulaski, Chicago, Illinois.

8. I am fully	y informed a	o all the conte	nts of this form and u	nderstand the fo	II immonim adalii.	
of powers to my a	gent.	Co	X //2	A STATE OF THE PARTY OF THE PAR	il import of this g	rant
(THIS POWER OF A	TTORNEY WII	II NOT BE BETTE	Jumes Desmona			= _ -
ADDITIONAL WITH	SS, USING TI	IE FORM BELOW.)	TVE UNLESS IT IS NOT.	ARIZED AND SIGN	NED BY AT LEAST (	JNE
State of Illinois	)		4			
County of Cook	) SS.		12			

The undersigned, a notary public in and for the above county and stelle certifies that James Dremonas, 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 returning or the uses and purposes therein set forth.

PETROS 1 and of little of the uses and purposes therein set forth.

ated: N

Notary Public

(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: ARTHUR STAMAS Arthur E. Stamas, P.C. 330 North Wabash Avenue Suite 2305 Chicago, Illinois 60611 312.222.9000

0808403073 Page: 4 of 5

# **UNOFFICIAL COPY**

First American Title Insurance Company

Commitment Number: 070872FAA

## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

#### PARCEL 1:

THE EAST 186 FEET OF LOT "A" IN CONSOLIDATION OF THAT PART OF LOTS 1 AND 6 LYING WEST OF THE WEST LINE OF NORTH PULASKI ROAD AND EAST OF A LINE 250 FEET EAST OF AND PARALLEL TO OF MARY WILSON, DECEASED, OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOTS 1, 2 AND 3 IN COLLINS AND GAUNTLET'S 4017 AVENUE AND NOBEL AVENUE ADDITION TO CHICAGO, IN THE EAST HALF OF PAGE 25 AS DOCUMENT 147,55946, RECORDED JULY 20, 1950 IN THE RECORDER'S OFFICE, COOK LINE OF NORTH PULASKI ROAD AND SOUTH OF THE SOUTH LINE OF WEST BELMONT AVENUE (EXCEPT THAT PART TAKEN FOR LC 1")." AFORESAID) IN THE SUBDIVISION BY CHILDREN, DEVISEES TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN BOOK 11 OF PLATS, PAGE 80, IN THE RECORDER'S OFFICE, COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE WEST 60 FEET OF THE EAST 246 FEET OF LOT "A" (EXCEPT THE NORTH 57.56 FEET THEREOF) IN CONSOLIDATION OF THAT PART OF LOTS 1 AND 6 LYING WEST OF THE WEST LINE OF NORTH PULASKI ROAD AND EAST OF A LINE 250 FEET EAST OF AND PARALLEL TO THE EAST LINE OF NORTH KARLOV AVENUE IN THE SUBDIVISION BY CHILDREN, DEVISEES AND HEIRS OF MARY WILSON, DECEASED, OF PART OF THE NORTHEAST 1/4 OF SECTION 27, "OW" SHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOTS 51 TO 72, INCLUSIVE, AND 73 TO 94, INCLUSIVE, IN THE SUBDIVISION OF ISLOCK 14 OF WALKER'S DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD (ANDS) OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOTS 73, 74, 75 AND 76, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 73; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 115.21 FEET; THENCE EAST 51.43 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 9.08 FEET; THENCE SOUTH 0.35 FEET TO THE NORTHERLY FACE OF A GASOLINE SERVICE STATION BUILDING; THENCE EAST ALONG SAID NORTHERLY FACE 24.67 FEET; THENCE SOUTH PARALLEL WITH THE EAST WALL OF SAID GASOLINE SERVICE STATION BUILDING (AND ALONG THE EAST FACE OF PILASTERS FORMING PART OF SAID EAST WALL) FOR A DISTANCE OF 68.17 FEET TO THE MOST SOUTHERLY FACE OF SAID GASOLINE SERVICE STATION BUILDING EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED FACE LINE 1.70 FEET TO THE WEST FACE OF CONCRETE RETAINING WALL; THENCE SOUTH ALONG SAID WEST FACE OF RETAINING WALL 29.47 FEET TO THE SOUTH WEST CORNER OF SAID RETAINING WALL; THENCE EAST ALONG THE SOUTH FACE OF SAID RETAINING WALL 10.85 FEET; THENCE SOUTH 18.59 FEET TO THE SOUGH LINE OF LOT 76

ALTA Commitment Exhibit A

0808403073 Page: 5 of 5

# **UNOFFICIAL COPY**

### EXHIBIT A (Continued)

Commitment Number: 070872FAA

AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 76 AND LOTS 75 TO 73 INCLUSIVE, 94.03 FEET TO THE POINT OF BEGINNING.

ALSO: THAT PART OF THE 16 FOOT VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 72 TO 51, INCLUSIVE, AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 73 TO 94, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 14 OF WALKER'S DOUGLAS PARK ADDITION, AFORESAID; IN COOK COUNTY. ILLINOIS.

PARCEL 4:

BLOCK FOURTELN (14) (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF 21ST PLACE [FORMERLY HIMMAN STREET] AND EAST OF THE WEST LINES OF SAID WEST LINES EXTENDED OF LOTS 2 AND 47, AS SHOWN ON THE PLAT OF THE SUBDIVISION OF SAID BLOCK FOURTEEN (14) RECORDED AUGUST 18, 1874, IN BOOK 8 OF PLATS, PAGE 93, AS DOCUMENT NUMBER 185715) IN WALKER'S DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLING IS.

PARCEL 5:

ALL THAT PART OF VACATED WEST 21ST PLACF. LY NG SOUTH OF AND ADJOINING PARCEL 2 AND LYING NORTH OF AND ADJOINING PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.