

# UNOFFICIAL COPY

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY



Doc#: 0825333095 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/09/2008 11:32 AM Pg: 1 of 6

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, YOU 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 "SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART.

POWER OF ATTORNEY, made this 20<sup>th</sup> day of Aug, 2008.

1. I, Kara Halvorsen, hereby appoint Christopher Stasko 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 inserted in paragraph 2 or 3 below.

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

10/14  
0825333095

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(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 THEIR 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)

Categories:

- ~~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~~
- ~~g: Retirement plan transactions~~
- ~~h: Social Security, Employment and Military Service Benefits~~
- ~~i: Tax matters~~
- ~~j: Claims and litigations~~
- ~~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):

Act as Power of Attorney for the Sale of the property located at : 2915 N. Clybourn, Unit 207, Chicago.

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):

N/A

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Legal Description:**

UNITS 207 AND P-15-46 IN THE 2915 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13 (EXCEPT THE NORTH 16 FEET THEREOF), 14, 15 AND THAT PART OF LOT 16 TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING ADJACENT TO LOTS 13, 14 AND 16, AFORESAID WHICH LIES SOUTHERLY OF AND ADJOINING THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 13 FEET AFORESAID, PRODUCED WEST TO THE NORTHEASTERLY LINE OF SAID LOT 16 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING SOUTHEASTERLY OF A LINE HEREINAFTER DESIGNATED LINE "B" WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30 IN SAID SUBDIVISION THENCE SOUTH 44°58' 17" EAST, ALONG THE NORTHEASTERLY LINE OF CLYBOURN AVENUE, 535.31 FEET TO THE POINT OF BEGINNING OF SAID LINE "B", THENCE NORTH 45° 01' 43" EAST, 88.27 FEET TO THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 13, PRODUCED WEST, AFORESAID, BEING ALSO THE POINT OF TERMINUS OF SAID LINE "B", (EXCEPT THEREFROM THAT PART LYING ABOVE A HORIZONTAL PLANE OF 37.76 FEET ABOVE CHICAGO CITY DATUM AND EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART LYING ABOVE A HORIZONTAL PLANE OF 11.97 FEET ABOVE CHICAGO CITY DATUM IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN SNOW ESTATES SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 15, THENCE NORTH 44°58' 17" WEST ALONG THE SOUTHWESTERLY LINE OF LOT 15 AFORESAID 129.46 FEET; THENCE NORTH 42°20'57" EAST 4.47 FEET; THENCE NORTH 47°39'09" WEST 0.39 FEET; THENCE NORTH 42°20' 57" EAST 8.13 FEET; THENCE NORTH 89°36'21" EAST 14.54 FEET; THENCE SOUTH 00°23'39" EAST 6.56 FEET; THENCE NORTH 89°36' 21" EAST 16.66 FEET; THENCE SOUTH 00°23'39" EAST 5.16 FEET THENCE NORTH 89°36'21" EAST 10.10 FEET; THENCE NORTH 00°23'39" WEST 10.91 FEET; THENCE NORTH 89°36'21" EAST 14.69 FEET; THENCE SOUTH 00°23'39" EAST 7.10 FEET; THENCE NORTH 89°48'21" EAST 26.93 FEET TO THE EAST LINE OF SAID 15 AFORESAID; THENCE SOUTH 00° 11' 59" EAST ALONG SAID EAST LINE 93.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607210173, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:**

Property ID: 14-30-119-052-1007

Property ID: 14-30-119-052-1097

**Property Address:**

2915 North Clybourn #207  
Chicago, IL 60618

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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 YOU AGENT TO ALSO ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

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

(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AN IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THE 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. KKRH This power of attorney shall become effective on 8/19/08.

7. KKRH This power of attorney shall terminate on 10/19/08.

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESSES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

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 amino or an adjudicated incompetent or disabled person or the person is unable to five prompt and intelligent consideration to business matters, as certified by a licensed physician.

(IF YOU WISH TO NAME YOU 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 YOU AGENT IF THE COURT FINDS THAT SUCH

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APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKEOUT 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.

Kara Halvorsen  
 (Principal /Kara Halvorsen)

(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 Specimen signatures of my agent and successors of my agent are correct

\_\_\_\_\_  
 Agent

\_\_\_\_\_  
 Principal

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

Dated: 8/20/08

[Signature]  
 Witness

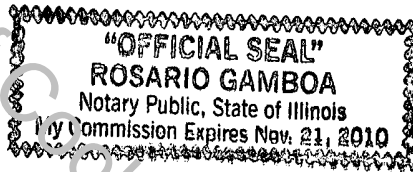
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STATE OF ILL )  
COUNTY OF Cook ) SS

The undersigned, a notary public in and for the above county and state, certifies that **Kara Halverson**, 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 issues and purposes therein set forth (and certified to the correctness of the signature(s) of the agent(s).

  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_ (SEAL)



THIS DOCUMENT WAS PREPARED BY:  
Stasko Law Group, LLC.  
20 S. Clark Street, Suite 500  
Chicago, Illinois 60603  
312.372.7075

When Recorded Return to:  
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Chicago, IL 60603