

UNOFFICIAL COPY



7831177 99063393

C. Vaehout NBK
CAC 3 of 7

FLORIDA GENERAL POWER OF ATTORNEY

TO WHOM IT MAY CONCERN:

I, EDWARD R. BROIDA, individually, and as Trustee of the Edward R. Broida Trust No. 1 dated April 2, 1976, as amended, residing at 243 Tangier Avenue, Palm Beach, Palm Beach County, Florida, appoint my attorney, JAMES B. BERTLES, a resident of Palm Beach, Palm Beach County, Florida, as my Attorney-in-Fact, and he is referred to in this General Power of Attorney as my "Attorney-in-Fact."

The effective date of this Power is June 29, 1999.

My Social Security Number is 282-30-2362 (individual)/95-6559228 (Trust).

My Attorney-in-Fact shall use the following form when signing on my behalf pursuant to this Power:

"EDWARD R. BROIDA/EDWARD R. BROIDA, TRUSTEE, By JAMES B. BERTLES, Attorney-in-Fact."

I give to my Attorney-in-Fact the following powers, such powers to be used for my benefit and on my behalf and to be exercised only in a fiduciary capacity on such terms as my Attorney-in-Fact deems advisable:

1. To take all lawful steps to recover, collect, and receive any amounts of money now or hereafter owing or payable to me, and to compromise and execute releases or other sufficient discharges for them;
2. To buy, sell, assign, lease, release, pledge, mortgage, hypothecate, exchange, convey, or grant security interests in any kind of real, tangible or intangible personal property, and to manage, repair, improve, maintain, restore, build, or develop such property;

BOX 333


UNOFFICIAL COPY

I understand that this Power is an important legal document.

Before executing this document, my attorney explained to me the following:

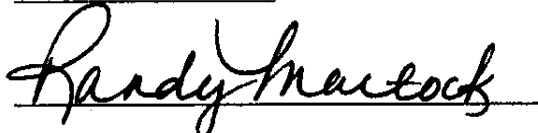
- (1) This document provides my Attorney-in-Fact with broad powers to dispose, sell, convey, and encumber my real and personal property;
- (2) The powers granted in this instrument will exist for an indefinite period of time unless I limit their duration by the terms of this Power or revoke this Power;
- (3) I have the right to revoke or terminate this Power at any time.


IN WITNESS WHEREOF I have hereunto set my hand and seal this
29 day of June, 1999.



EDWARD R. BROIDA, PRINCIPAL
Individually and as Trustee (SEAL)

Signed, sealed, published and declared by the said Principal, EDWARD R. BROIDA, as a Florida General Power of Attorney, in the presence of the undersigned, who, at said Principal's request and in said Principal's presence and in the presence of each other have hereunto subscribed our names as witnesses thereto, this 29th day of June, 1999.

 residing at Palm Springs, FL

 residing at Palm Springs, FL

09032822

8776/0067 27 001 Page 1 of 7
1999-11-03 08:52:25
Cook County Recorder 63.00

UNOFFICIAL COPY

3. To sign, assign, or endorse any security issued by any corporation, bank or other organization, and to exercise any rights with respect thereto that I may have;
4. To execute, deliver, and acknowledge deeds, deeds of trust, covenants, indentures, agreements, mortgages, hypothecations, bills of lading, bills, bonds, notes, receipts, escrow instructions, leases, assignments, guarantees, indemnities, evidence of debts, releases and satisfactions of mortgage, and any and all other documents, contracts and agreements in connection with the powers granted herein or with my various assets, investments and business interests, whether in the form of a partnership, corporation, trust, limited liability company, joint venture or otherwise, or in connection with the purchase, sale, exchange, conveyance, lease, management, conversion, assignment, mortgage, or grant of a security interest in any such asset, investment or business interest;
5. To enter my safe deposit boxes and to open new safe deposit boxes, to add to and to remove any of the contents of any such safe deposit boxes, and to close out any of the boxes;
6. To borrow money on whatever terms and conditions as may be deemed advisable;
7. To prepare, execute, and file all tax returns and extensions therefor required to be made by me, to pay the taxes due, to collect any refunds, to sign waivers extending the period for the assessment of such taxes of deficiencies in them, to sign consents to the immediate assessment of deficiencies and acceptance of proposed overassessments, to execute closing agreements, to engage and appoint attorneys to represent me and to receive confidential information, and to make written or oral presentations of fact or argument on my behalf in connection with any matters arising before any federal, state, or local taxing agency; and
8. To deliver and convey any or all of my assets to or from the Trustee or Trustees of the Edward R. Broida Trust No. 1 dated April 2, 1976, as it may have been or may be amended prior or subsequent to the date of execution of this General Power of Attorney.

It is my intention by the granting of the foregoing powers to give my Attorney-in-Fact the broadest possible powers to represent my

personal and business interests in all aspects of any transactions or dealing involving me or my property of whatever nature in any jurisdiction.

I give and grant unto my said Attorney-in-Fact full power and authority to do and perform every act and thing as fully and to all intents and purposes as I may or could do for myself. I hereby ratify and confirm all that my said Attorney-in-Fact shall lawfully do or cause to be done by virtue of this Power and hold harmless any person or entity who suffers loss or liability from reliance upon this General Power of Attorney.

For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, or other party to act in accordance with the powers granted by this Power, and in furtherance thereof, such person or entity may rely on the Affidavit of my Attorney-in-Fact that the powers conferred in this instrument are then effective. I hereby represent, warrant, and agree that if this General Power of Attorney is terminated or amended for any reason, I and my heirs, distributees, legal representatives, successors, and assigns will hold such party or parties harmless from any loss suffered or liability incurred by such party or parties in acting in accordance with this General Power of Attorney prior to that party's receipt of written notice of any such termination or amendment.

I revoke all prior Powers of Attorney that I may have executed, excluding, however, the Durable Power of Attorney granted to James B.

UNOFFICIAL COPY

09032822

Bertles that I am executing on the same date as this Power, and I retain the right to revoke or amend this General Power of Attorney and to substitute other attorneys in place of the Attorney-in-Fact appointed herein. Amendments to this Power shall be made in writing by me personally (not by my Attorney-in-Fact) and they shall be attached to the original of this Power.

My Attorney-in-Fact shall not be liable to me or any of my heirs or successors in interest for any action taken or not taken in good faith.

If any of the provisions of this Power is invalid for any reason, such invalidity shall not affect any of the other provisions of this Power, and all invalid provisions shall be wholly disregarded.

In any judicial action including but not limited to: (1) the unreasonable refusal of a third party to allow my Attorney-in-Fact to act pursuant to this Power; and (2) challenges to the proper exercise of authority by my Attorney-in-Fact, the prevailing party shall be entitled to damages and costs, including reasonable attorney's fees, in accordance with Florida law. Except where the context otherwise requires, the singular includes the plural and the plural includes the singular.

All questions pertaining to the validity, interpretation, and administration of this Power shall be determined in accordance with the laws of the State of Florida.

UNOFFICIAL COPY

STATE OF FLORIDA

09032822

COUNTY OF PALM BEACH

The foregoing Florida General Power of Attorney was acknowledged before me this 29th day of June, 1999, by EDWARD R. BROIDA, who:

is personally known to me; or

has produced _____ as identification.

(Notary Seal)

Delilah ElBanna
Notary Public

Name of Notary Typed, Printed or Stamped

My Commission Number: _____



*Prepared By and
When Recorded*

Mail to:

*Richard D. Halt, Esq.
Gunnater, Yorklyn, Valdes-Funli & Stewart, P.A.
777 South Flagler Dr., Suite 500 East
West Palm Beach, FL 33401*

UNOFFICIAL COPY

EXHIBIT A

09032822

Legal Description

PARCEL 1:

LOTS 21 THROUGH 24 BOTH INCLUSIVE, IN ASSESSOR'S DIVISION OF BLOCK 26 OF WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 14 THROUGH 20, BOTH INCLUSIVE, IN ASSESSOR'S DIVISION OF BLOCK 26 OF WOLCOTT'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE 10 FOOT NORTH AND SOUTH ALLEY, VACATED BY ORDINANCE DATED OCTOBER 9, 1985 AND RECORDED AS DOCUMENT NUMBER 86002529, LYING EAST OF AND ADJOINING LOTS 17 TO 20 IN ASSESSOR'S DIVISION OF BLOCK 26 AFORESAID, AND LYING WEST OF AND ADJOINING THE WEST LINE, AND SAID WEST LINE EXTENDED SOUTH, OF LOT 21 IN ASSESSOR'S DIVISION OF BLOCK 26 AFORESAID, WHICH LIES NORTH OF A LINE 94.23 FEET, AS MEASURED ALONG THE EAST LINE OF SAID LOTS 17 TO 20, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 20, IN COOK COUNTY, ILLINOIS

PIN:

17-09-219-001-0000
17-09-219-002-0000
17-09-219-003-0000
17-09-219-004-0000
17-09-219-005-0000
17-09-219-006-0000
17-09-219-021-0000
17-09-219-022-0000
17-09-219-023-0000

Address of Property:
77 West Huron Street
Chicago, Illinois 60610