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Cook County Recorder 25.50

Prepared by
and Returned to:
Michael A. Harris
1333 N. Kingsbury
Suite 301
Chicago, IL 60622



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Robert J. Buford of Chicago, Illinois, hereby appoint Michael A. Harris ("Attorney"), to be my true and lawful Attorney for me in my place and stead, to represent me in all matters and to act, manage and conduct all of my affairs in my capacity as Managing Member of 1133 N. Dearborn, LLC, President of Planned Realty Group, Inc, Diversey/Clark, Inc., Planned Property Management, Inc., Planned Realty Management, Inc., and all other entities under my control. Attorney is specifically authorized to execute a Deed, transfer declarations and any other documents necessary to transfer ownership of the property commonly known as 1133 N. Dearborn to 1133 N. Dearborn, LLC and 7100 South Shore ~~Parking~~ ^{Partners} LLC as tenants in common.

The undersigned hereby ratifies and confirms, and promises at all times to ratify and confirm all and whatsoever my Attorney or any attorneys hereunder substituted shall lawfully do or cause to be done in and about the premises by virtue of these presents, including anything which shall be done between the revocation of these presents by my death or in any other manner, and notice of such revocation reaching my Attorney; and I hereby declare that as against me and all persons claiming under me, everything which my Attorney shall do or cause to be done in pursuance of hereof after such revocation as aforesaid, shall be valid and effectual in favor of any person claiming the benefit thereof who, before the doing thereof, shall not have had notice of such revocation. The undersigned hereby agrees to fully indemnify Attorney for any loss, cost expense or any damage suffered or incurred arising out of or related to any actions or failure of actions taken by Attorney pursuant to this Power of Attorney.

This Power of Attorney shall be valid from the date hereof until the earlier of revocation or November 12, 1999.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of November 1999.

Robert J. Buford
President
Planned Realty Group, Inc.
Diversey/Clark, Inc.
Planned Property Management, Inc.
Planned Realty Management, Inc.

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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

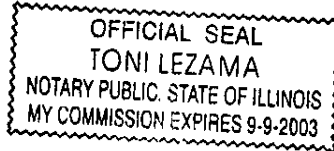
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Robert J. Buford, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Subscribed and sworn to before me this 3rd day of November 1999.


Notary Public

My commission expires:

9/9/2003



Property of Cook County Clerk's Office

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RIDER

PARCEL 1:

LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF NORTH 200 FEET OF BLOCK 17 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH HALF OF LOT 3 IN THE ASSESSOR'S DIVISION OF THE NORTH 200 FEET OF BLOCK 17 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH HALF OF LOT 3 IN THE ASSESSOR'S DIVISION OF THE NORTH 200 FEET OF BLOCK 17 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 4 IN ASSESSOR'S DIVISION OF THE NORTH 200 FEET OF BLOCK 17 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-04-414-004, 17-04-414-005, 17-04-414-006, 17-04-414-023