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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY



Doc#: 0907035306 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2009 04:14 PM Pg: 1 of 6

01080571
LNNT
\$28.50
\$20

(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 PAGES 5 AND 6 OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FROM 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

1) I, Denys Kang, Address: 1950 W. Diversey, #1, Chicago, IL 60614 hereby appoint:
Hyungmin Kang, 1950 W. Diversey #1, Chicago, IL 60614

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:

(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 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.)

Near North National Bldg.
222 N. LaSalle
Chicago, IL 60601

10/6

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- | | | |
|-------------------------------------------------------|---------------------------------------------|------------------------------------------|
| a) Real Estate Transactions | (G) Retirement plan transactions | (l) Business operations |
| b) Financial institution transactions | (h) Social Security, employment | (m) Borrowing transactions |
| c) Stock and bond transactions | and military service benefits | (n) Estate transactions |
| d) Tangible personal property transactions | (i) Tax matters | (o) All other property powers |
| and | | |
| e) Safe deposit box transactions | (j) Claims and litigation | transactions |
| f) Insurance and annuity transactions | (k) Commodity and option | |
| | 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 prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):
No limitations.

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, exercised powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

I specifically grant my agent the power to sign all documents, including mortgages and all loan documents related thereto, all title company forms, ALTAs, HUD-1 forms, and approve figures, closing statements and other customary documents for the purchase of real estate on my behalf for property located at 600 N. Lake Shore Drive #4511, Chicago, IL 60611.

(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 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 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

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DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

6. (X) This power of attorney shall become effective on today=s date.

(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)

7. (X) This power of attorney shall terminate after the closing of the purchase of said real estate has been successfully completed, including any necessary paperwork post-closing, but no earlier than March 30, 2009.

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) 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:

an attorney designated by my agent.

For purposes 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. No GUARDIAN.

LEGAL DESCRIPTION:
SEE ATTACHED

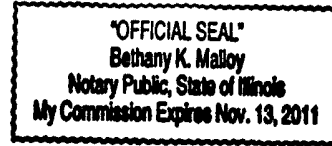
Property Address: 600 N. Lake Shore Drive #4511, Chicago, IL 60611 ✓

Permanent Tax Index: see attached

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.

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DATED this 12 day of February, 2009 (SEAL)



X Denys Kang
Denys Kang (Principal)

(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.)

Specimen signatures of agent (and successors)

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

Hyunjin Kang
(agent)

Denys Kang
(principal)

(successor agent)

(principal)

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

STATE OF Illinois

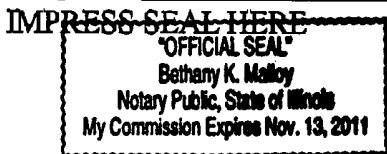
SS

COUNTY OF ~~Cook~~ WINNEBAGO ^{BKM} _{OK MK}

The undersigned, a notary public in and for the above county and state certifies that Denys Kang is 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: February 12, 2009
Bethany K. Malloy
Notary Public

My commission expires: Nov. 13, 2011



WITNESS: The undersigned witness certifies that Denys Kang is personally known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and

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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 her to be of sound mind and memory.

Dated: X Rale M Hong
Witness signature

NAME AND ADDRESS OF PREPARER

Katharine Barr Tyler, 53 W. Jackson, Ste 725, Chicago, IL 60604 312-663-1311 ✓



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Exhibit A

Unit 4511 together with the exclusive right to use Parking Space P-846L and Storage Locker SL-4511, both limited common elements, in 600 North Lake Shore Drive Condominium, as delineated on the plat of survey of the following described parcels of real estate:

That part of Lots 17 and 28 (except that part of Lot 28 taken in Condemnation Case 82L111163) in Block 31 in Circuit Court Partition of the Ogden Estates Subdivision of parts of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit D to the Declaration of Condominium recorded October 2, 2007 as document number 0727515047, as amended from time to time, together with their undivided percentage interest in the common elements.

PIN 17-10-208-018-

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