

# UNOFFICIAL COPY



Doc#: 0912531135 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/05/2009 04:44 PM Pg: 1 of 5

Lexicon Title, LLC 201968

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(2 of 3)

## POWER OF ATTORNEY FOR PROPERTY

958 W. Agatite Avenue  
Unit 2-N  
Chicago, IL 60640

# LEXICON



730 West Randolph, Suite 300  
Chicago, IL 60661  
Phone (312) 334-9000 fax (312) 334-9009

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Lexicon <sup>(20F3)</sup> 201968 **POWER OF ATTORNEY**

1. I, Conor Waddell of 5101 W. Creek Rd., Independence, OH 44131, hereby appoint, Michael D. Gerhardt, Gerhardt & Haskins, LLP., 730 West Randolph Street, Chicago, Illinois 60661, as my ATTORNEY-IN-FACT 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:

Real Estate Transactions.

2. The powers granted above shall be modified or limited in the following:

Sale of 908 W. Agatite, Unit 2N, Chicago, IL 60640.

3. In addition to the powers granted above, I grant my Agent the following powers:

Agent will have authority to employ other persons as necessary to enable the Agent to properly exercise the powers granted in this form, but Agent will have to make all discretionary decisions.

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 partner of Gerhardt & Haskins, LLP.

5. This Power of Attorney may be amended or revoked 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 death unless a limitation on the beginning date or duration is made by initialing and completing either (or both) of the following:

- (a) This Power of Attorney shall become effective on March 30, 2009; and  
   (b) This Power of Attorney shall terminate on the completed sale of 908 W. Agatite, Unit 2N, Chicago, IL 60640, however, no later than April 30, 2009.

6. 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

Signed: \_\_\_\_\_

Conor Waddell

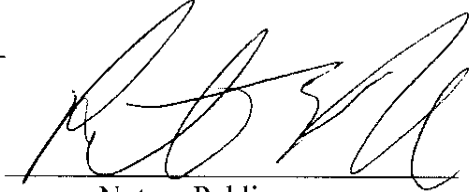
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STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Conor Waddell, 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 they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 21 day of April, 2009.

My commission expires 5/18/2013

  
\_\_\_\_\_  
Notary Public



Mail To:  
**LEXICON TITLE, LLC**  
730 W RANDOLPH ST. - #300  
CHICAGO, IL 60661  
PHONE: 312.334.9000  
FAX: 312.334.9009

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CHICAGO PROPERTY SERVICES, INC.

455-0107

AREA 312 CODE

455-0155

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## Paid Assessment Letter

April 20, 2009

To Whom It May Concern:

Coner Waddell is an owner of the Agatite Harbor Condo Association at 908 W. Agatite, Unit 2N, Chicago, IL 60640

The monthly assessment fee is \$190.57, and Mr. Waddell is paid through April 31<sup>st</sup>, 2009 with a remaining balance of \$0.00 for the month of April.

The water, account # 709900-461279, is paid by the Association and was last paid on March 30<sup>th</sup>, 2009.

Per the declaration and bylaws, article XI(e)(i)(dd) the association does not have the right of first refusal.

Should you have any questions or concerns, please contact our office at (312) 455 0107 x110 or [pnoguier@chicagopropertyservices.com](mailto:pnoguier@chicagopropertyservices.com).

Best regards,

Patricia Noguier  
Building Services Coordinator  
Chicago Property Services, Inc.

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## LEGAL DESCRIPTION

### Exhibit A

PARCEL 1:

UNIT 908-2 NORTH IN THE AGATITE HARBOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 56 AND 57 IN A.T. GALI'S SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0503119041, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE BALCONY RIGHT B-908-2 NORTH, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0503119041.

Permanent Real Estate Index Number: 14-17-226-027-1011

Address of Real Estate: 908 W. Agatite, Unit 2N, Chicago, IL 60640

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