

# UNOFFICIAL COPY



0917616062

Doc#: 0917616062 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/25/2009 01:35 PM Pg: 1 of 3

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Property of Cook County, Illinois

## STATUTORY PROPERTY OWNER

**NOTICE:** THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") SPECIFIC POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. A COURT CAN TAKE A WAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NO CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE EDUCATION OF THIS POWER IN THE MATTER 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 IS A PART OF LAW THAT EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM 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 made this **17th day of November 2008.**

1. I, **Luis Villanueva** of the City of **Alsip, State of Illinois**, hereby appoint **Michael E. Fleck of Lombard, Illinois**, as my attorney-in-fact (my "agent") to act for me and in my name (in any way I

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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:

(b) Real estate transactions.

2. The powers granted to my attorney(s)-in-fact by this statutory power shall be specifically for the transaction of real estate commonly described as: **11445 South Artesian Chicago, IL 60655-1412** and, legally described as follows:

**See Attached Exhibit A**

3. In addition to the powers granted above, I grant my agent all of the following powers:

(a) review of all closing documents for the property described above; and

(b) signing and execution of all closing documents, including the real estate contract

and papers necessary to purchase/sell the property described above.

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 agents (including any successor) named by me who is acting under this power of attorney at the time of reference.

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

6. This power of attorney shall become effective on **11/17/2008 at 12:00 am**

7. This power of attorney shall terminate on **11/30/2008 at 11:59 pm**

8. If a guardian of my person is to be appointed, I nominate the following to serve as such guardian:

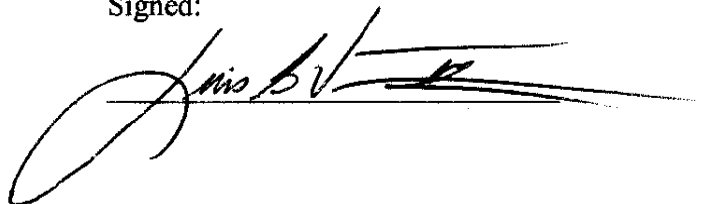
**NONE.**

9. If a guardian of my estate (my property) is to be appointed, I nominate the following to

serve as such guardian: **NONE.**

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.

Signed:



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(STATE OF ILLINOIS)  
(COUNTY OF Dupage)

The undersigned, a notary public in and for the above county and state, certifies that **Luis Villanueva** 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):

Date 11/17/08

NOTARY PUBLIC

x 

My commission expires: 12/12/12



Prepared by:

Michael E. Fleck  
Attorney At Law  
2801 S Fairfield Unit B  
Lombard, IL 60148

Return to:

Michael E. Fleck  
Attorney At Law  
2801 S Fairfield Unit B  
Lombard, IL 60148

Property of Cook County Clerk's Office

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Stewart Title Guaranty Co.

Commitment Number: 08A0135

## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE SOUTH 32.50 FEET OF THE NORTH 97.50 FEET OF LOT 4 (EXCEPT THE EAST 122.34 FEET AND EXCEPT THE WEST 33 FEET) IN BLOCK 8 IN O.A. BOGUE'S ADDITION TO MORGAN PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-24-225-074-0000

Property Commonly Known As:

11445 South Artesian Avenue  
Chicago, IL 60655-1412

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