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Doc#: 0917747017 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2009 10:32 AM Pg: 1 of 3

Property of Cook County Clerk's Office

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WHEN RECORDED MAIL TO:
Service Link
4000 Industrial Blvd.
Aliquippa, PA 15001
1-800-439-5451
1728497

LIMITED POWER OF ATTORNEY

Grantor:
RICHARD WAGNER

Grantee:
SUELLEN KELLEY BERGERSON

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POWER OF ATTORNEY

MAIL TO:

Suellen Kelley-Bergerson
Attorney At Law
3838 W. 111th St., Suite 107
Chicago, IL 60655

STATE OF)
) SS
COUNTY OF)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **RICHARD WAGNER**, an unmarried man, individually, in connection with the proposed purchase, lease, or sale and/or management of 6545 S. Talman, Chicago, IL 60629, has made, constituted and appointed **SUELLEN KELLEY-BERGERSON**, as his true and lawful attorney, in his name, place and stead, to act for and on his behalf in taking all necessary steps to complete all requirements for the sale of the real estate legally described as follows:

LEGAL DESCRIPTION:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS, BEING KNOWN AS LOT 25 IN CHARLES HULL EWING'S RESUBDIVISION OF LOTS 1 TO 48, BOTH INCLUSIVE, IN BLOCK 3 IN AVONDALE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 19-24-219-014-0000

COMMONLY KNOWN AS: 6545 S. Talman, Chicago, IL 60620

GIVING AND GRANTING UNTO HIS SAID ATTORNEY, full power and authority to do and perform every act necessary to be done in the premises as fully to all intents and purposes as he might or could do if personally present at the doing thereof, including the signing of his name to leases, affidavits, drafts and checks, contracts, notes, mortgages or other documents connected with the above matter, accepting the proceeds of said sale and paying any and all closing costs, including but not limited to any and all balances on any mortgage or contract, abstracting, recording and title policy charges, revenue stamps, giving the Buyer/Sellers credit on the purchase price for the pro-rata share of taxes, and any and all other charges and expenses that may be incurred, and deducted from the purchase price either by making payment of said charges and expenses or by giving the Buyer/Sellers credit on the purchase price for said charges and expenses; paying attorney's fees, accepting the conveyance of the deed, and doing any and all other acts as may be necessary to complete the transaction.

DATED this 16 day of June, 2009.

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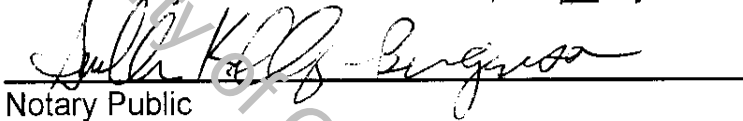


RICHARD WAGNER

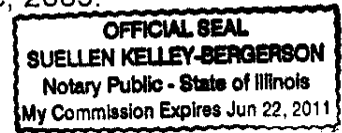
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that RICHARD WAGNER, an unmarried man, is 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 therein, including the release and waiver of the right of homestead.*

GIVEN under my hand and official seal, this 16 day of June, 2009.



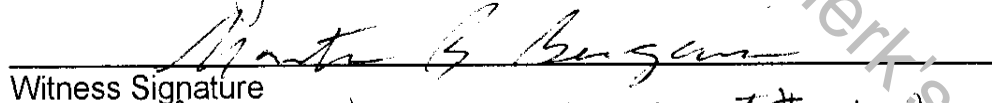
Notary Public



WITNESS CERTIFICATION

The undersigned witness certified that RICHARD WAGNER, an unmarried man, is known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as his free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him to be of sound mind and memory.

Dated: June 16, 2009



Witness Signature

MARTIN BERGERSON 3838 W 111th St #107, CHICAGO IL 60655
Witness Printed Name and Address

This document was prepared by and Mail to:

Suellen Kelley-Bergerson, Esq.
3838 W. 111th St., Suite 107
Chicago, IL 60655
(773) 429-1800