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Doc#: 1004940023 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/18/2010 09:57 AM Pg: 1 of 5

POWER OF ATTORNEY

Property of Cook County Clerk's Office

CN 8494403 MD BK RMBS 1033

508

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*Mail to*

This Document Prepared By:

The PrivateBank Mortgage Company  
640 N. La Salle Suite 557  
Chicago, IL 60610  
Loan # \_\_\_\_\_

## SPECIAL POWER OF ATTORNEY FOR REAL ESTATE TRANSACTIONS

Date: January 28, 2010

Principal: Arthur P. Muir

Principal's Mailing Address: 2122 Royal Ridge Drive, Northbrook, Cook County, Illinois 60062

Agent: Leslie F. Muir

Agent's Mailing Address (including county): 2122 Royal Ridge Drive, Northbrook, Cook County, Illinois 60062

Cook County

Effective Date: January 28, 2010

Termination Date: March 1, 2010

Property (legal description): SEE ATTACHED

Permanent Index No: 04-14-301-066-0000

Address of Property: 2122 Royal Ridge Drive, Northbrook, Cook County, Illinois 60062

Powers given with respect to the property:

1. Contract to purchase and acquire the property for any price on any terms.
2. Execute and deliver any legal instruments relating to the purchase and or refinance or encumbrances of the property.
3. Execute Notes, Deeds of Trust, Mortgages, and other legal instruments.
4. Approve closing statements, including authorizing additions to the sales price.
5. Do everything and sign everything necessary or appropriate to purchase the Property, and accomplish the powers set out.

Principal appoints Agent to act for Principal in accordance with the powers given with respect to the property, and Principal ratifies all acts done pursuant to this appointment. Principal indemnifies and holds harmless any third party who acts under this Power of Attorney against any and all claims, demands, losses or causes of action, including expenses, costs and reasonable attorney's fees which such third party may incur in reliance on this Power of Attorney. Principal further authorizes Agent to grant indemnities and hold harmless agreements to any third party that accepts and acts under this Power of Attorney. Agent's authority shall begin on the effective date and end on the termination date unless revoked sooner by Principal's written statement recorded in the office of the county clerk of the county where the property is situated.

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(1)

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This Power of Attorney shall not terminate on disability of the principal in testimony whereof, I have hereunto set my hand this 15<sup>th</sup> day of Feb A.D. 2010 in the presence of the undersigned witnesses who are here at my request. Further, all of us are eighteen years of age or older.

Witness

Tracy Healy

Principal

Leslie F. Muir

Agent

Witness

State of

IL

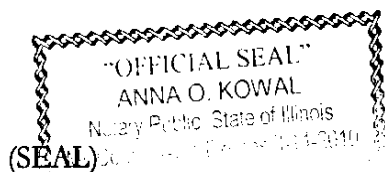
County of

Cook

The undersigned, a notary public in and for the above county and state, certify that Arthur B. Muir known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me, witness(s) and the additional witness 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).

My commission expires:

3/14/2010



Notary Public

Anna O. Kowal

The undersigned witness certifies that Leslie F. Muir 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 and instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Witness

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STREET ADDRESS: 2122 ROYAL RIDGE DRIVE  
 CITY: NORTHBROOK COUNTY: COOK  
 TAX NUMBER: 04-14-301-066-0000

## LEGAL DESCRIPTION:

PARCEL I: AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NUMBER 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NUMBER 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, E.T.P., IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 59 BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1072.76 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 810.79 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2116 AND 2122 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT 9 COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 58 DEGREES 59 MINUTES 33 SECONDS WEST 55.50 FEET; 2) NORTH 31 DEGREES 00 MINUTES 27 SECONDS WEST 11.33 FEET; 3) SOUTH 58 DEGREES 59 MINUTES 33 SECONDS WEST 2.37 FEET; 4) NORTH 76 DEGREES 00 MINUTES 27 SECONDS WEST 7.54 FEET; 5) NORTH 31 DEGREES 00 MINUTES 27 SECONDS WEST 10.92 FEET; 6) SOUTH 58 DEGREES 59 MINUTES 33 SECONDS WEST 2.00 FEET; 7) NORTH 31 DEGREES 00 MINUTES 27 SECONDS WEST 4.00 FEET; 8) SOUTH 58 DEGREES 59 MINUTES 33 SECONDS WEST 8.04 FEET; 9) NORTH 31 DEGREES 00 MINUTES 27 SECONDS WEST 17.25 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 33 SECONDS EAST ALONG THE CENTER LINE OF A PARTY WALL FOR SAID RESIDENCE 52.82 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT 4 COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 31 DEGREES 00 MINUTES 27 SECONDS EAST 7.08 FEET; 2) SOUTH 58 DEGREES 59 MINUTES 33 SECONDS WEST 5.00 FEET; 3) SOUTH 31 DEGREES 00 MINUTES 27 SECONDS EAST 20.17 FEET; 4) NORTH 58 DEGREES 59 SECONDS 33 SECONDS EAST 25.42 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 27 SECONDS EAST 21.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY ILLINOIS (THE "BUILDING SITE"). BUILDING SITE COMMONLY KNOWN AS 2122 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

PARCEL II: FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS

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AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997 AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III: AS RIGHTS AND EASEMENTS APPURTENANT TO PARCELS I AND II, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SUCH PARCELS SET FORTH IN THE DECLARATION, AND ASSIGNOR/GRANTOR RESERVES TO ITSELF, ITS SUCCESSOR AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED IN THE DECLARATION.

## LIMITED COMMON AREA FOR BUILDING SITE 59

THAT PART OF LOT I IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1072.76 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 810.79 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2116 AND 2122 ROYAL RIDGE DRIVE); THENCE SOUTH 58 DEGREES 59 MINUTES 33 SECONDS WEST ALONG THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE 55.50 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 58 DEGREES 59 MINUTES 33 SECONDS WEST 17.74 FEET; THENCE NORTH 31 DEGREES 00 MINUTES 27 SECONDS WEST 31.58 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 58 DEGREES 59 MINUTES 33 SECONDS EAST 8.04 FEET; 2) SOUTH 31 DEGREES 00 MINUTES 27 SECONDS EAST 4.00 FEET; 3) NORTH 58 DEGREES 59 MINUTES 33 SECONDS EAST 2.00 FEET; 4) SOUTH 31 DEGREES 00 MINUTES 27 SECONDS EAST 10.92 FEET; 5) SOUTH 76 DEGREES 00 MINUTES 27 SECONDS EAST 7.54 FEET; 6) NORTH 58 DEGREES 59 MINUTES 33 SECONDS EAST 2.37 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 27 SECONDS EAST 11.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY ILLINOIS.