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Doc#: 1007534072 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2010 11:38 AM Pg: 1 of 3

10-0073 POWER OF ATTORNEY

The undersigned, AAB Property Development, Inc., of Berwyn, Illinois hereby appoints Fernando R. Carranza (hereinafter referred to as "said attorney"), of the County of COOK and State of Illinois, the true and lawful attorney in fact, for, and in the name and stead of, and on behalf of the undersigned, to do and execute and to deliver all or any of the following acts, instruments, deeds and things, at such time or times and from time to time as said attorney may determine, all with respect to all or any part of the real property below described or referred to in this Power of Attorney, (hereinafter referred to as "said Real Estate") as fully as the undersigned might or could if personally present and acting. This power of attorney shall apply to the following described Real Estate to wit:

3705 West Montrose Ave., Chicago, IL

Attached Exhibit A

This power of attorney shall become effective on the date of signing and this power of attorney shall terminate on June 15, 2010.

To contract to sell, and to agree to convey, in fee simple absolute or in any lesser estate, for such price, for cash or on credit, upon such terms and to such purchaser or purchasers and to make, execute and deliver such contracts for any such sale or sales, containing such promises, agreements and provisions, all as said attorney may determine;

To perform all contracts concerning said Real Estate which the undersigned have entered into prior to or after this date;

To execute, acknowledge, deliver and cause to be filed of record and recorded, such deed or deeds and such other instrument or instruments of conveyance to such grantee or grantees, with or without such covenants of warranty, or otherwise and with or without such other agreements and provisions and such reservations and conditions and conveying in fee simple or in such lesser estate and in joint tenancy or in such other tenancy, all as said attorney may determine;

To waive all rights and benefits of the undersigned under and by virtue of the Homestead Exemption Laws of the State of Illinois, in any deed, trust deed, mortgage, or other instruments, executed pursuant to any of the foregoing powers and also in any acknowledgment thereof; and

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the undersigned hereby waive all rights and benefits under and by virtue of the Homestead Exemption laws of the State of Illinois.

To receive and receipt for all proceeds of sale or mortgage, option money, earnest money, rents, royalties and other income or funds, whether in currency or evidenced by check, draft or other instrument.

Said attorney shall have and may exercises any and all of the powers and authorities hereinabove granted at any time and from time to time, within three months from the date hereof, or until such prior date as such power and authority shall be revoked by instrument in writing signed by the undersigned and recorded in the Recorder's Office of the county in the state of Illinois, wherein said Real Estate is situated.

The Real Estate with respect to which this Power of Attorney is executed is described as follows, to-wit;

AAB Property Development, Inc.,

By: *Daniel J. Pepin*
Daniel J. Pepin, President

WITNESS the due execution hereof this 26th day of February, 2010.

STATE OF ILLINOIS)

COUNTY OF Cook)

The undersigned, a Notary Public in and for the County in the State aforesaid DOES HEREBY CERTIFY THAT Daniel J. Pepin 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, including the release and waiver of the right of homestead.

GIVEN under my hand and notary seal this 26th day of February, 2010.

Pamela E. Carley
Notary Public
OFFICIAL SEAL
PAMELA E. CARLEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES JUN. 28, 2011

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LEGAL DESCRIPTION EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 2 IN BLOCK 3 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31 INCLUSIVE IN W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY, PROPERTY IS COMMONLY KNOWN AS: 3705 W. MONTROSE, CHICAGO, ILLINOIS 60613

P.I.N.: 13-14-305-007-0000

Return To:
GUARANTY NATIONAL TITLE CO.
36 W. RANDOLPH - 8TH FL.
CHICAGO, IL 60601
a/o Jones

Property of Cook County Clerk's Office