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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/15/2010 08:38 AM Pg: 1 of 5

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Illinois Statutory Short Form Power Of Attorney For Property

POWER OF ATTORNEY made this 24 day of June, 2010.

1. I, Neil Grant Landers, whose address is 2299 Piedmont Ave, Berkeley CA hereby appoints Ivica Puljic whose address is 10 South LaSalle Street, Suite 3500, Chicago, Illinois 60603, as my attorney-in-fact (my "Agent") 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 below:

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- a. Real estate transactions, and specifically the purchase of the real estate commonly known as 5135 S. Kenwood Ave, Unit# 501, Chicago, Illinois 60615
- ~~b. Financial institution transactions.~~
- ~~c. Stock and bond transactions.~~
- ~~d. Tangible personal property transactions.~~
- ~~e. Safe deposit box transactions.~~
- ~~f. Insurance and annuity transactions.~~
- ~~g. Retirement plan transactions.~~
- ~~h. Social Security, employment and military service benefits.~~

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ATGF, INC.

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- ~~i. Tax matters.~~
- ~~j. Claims and litigation.~~
- ~~k. Commodity and option transactions.~~
- ~~l. Business operations.~~
- m. Borrowing transactions for the purpose of financing the purchase of 5135 S. Kenwood Ave, Unit 501 Chicago, Illinois 60615
- ~~n. Estate transactions.~~
- ~~o. All other property powers and transactions.~~

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

NONE

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

The power to do all things necessary to consummate the purchase of the real estate known as 5135 N. Kenwood Ave, Unit# 601, Chicago, Illinois 60615, including but not limited to buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust); collect all rent, sale proceeds and earnings from real estate; convey, assign and accept title to real estate; grant easement, create conditions and release rights of homestead with respect to real estate; create land trusts and exercise all powers under land trusts; hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate; pay, contest, protest and compromise real estate taxes and assessments; and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

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


5. This power of attorney shall become effective on June 22, 2010.

6. This power of attorney shall terminate on July 22, 2010.

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8. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

9. 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  _____
Neil Grant Landers, Principal


State of California)

) SS

County of Alameda)

The undersigned, a notary public in and for the above county and state, certifies that Neil Grant Landers, 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 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)).

Dated: _____

See Attached CA Acknowledgment 

Notary Public

My commission expires _____

The undersigned witness certifies that Neil Grant Landers, 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 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: _____ (SEAL)

Witness

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

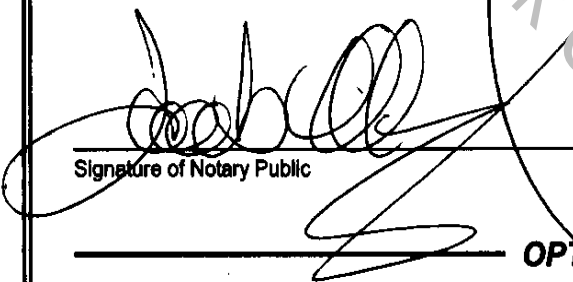
State of California
County of Alameda

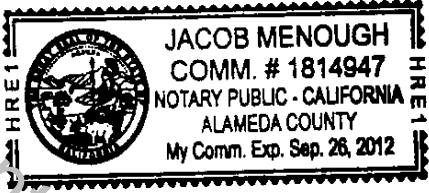
On June 24th 2010 before me, Jacob Menough Notary Public,
personally appeared

- Neil Grant Landers -

who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) (s) are subscribed to the within instrument and acknowledged to me that
(he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by
(his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.
WITNESS my hand and official seal.


Signature of Notary Public



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and
could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Illinois Statutory Short Form Power of Attorney For Property

Document Date: _____ Number of Pages: _____

signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer - Title(s): _____
- Partner - Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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EXHIBIT A

PARCEL 1:

UNIT NUMBER 501, IN HYDE PARK MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 12 IN CORNELL, HIRBARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARK'S ADDITION TO HYDE PARK IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25620630, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-15, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 25620630.

Commonly known as 5135 S. Kenwood Avenue, Chicago, IL 60615

mail to:

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This Instrument was prepared by: Ivan Puljic, Gaines & Puljic Ltd., 10 South LaSalle Street, Suite 3500, Chicago Illinois, 60603