



1022115073

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Doc#: 1022115073 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/09/2010 02:35 PM Pg: 1 of 3

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BT 10-01556 1/3
Record 1st
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IRREVOCABLE AND LIMITED POWER OF ATTORNEY

THE UNDERSIGNED has entered into a contractual relationship with CARTUS FINANCIAL CORPORATION, regarding the property commonly described as: 2419 West Cortland Street, Unit 3, Chicago, Illinois 60647, and more fully described as shown on the attached Exhibit "A."

NOW, THEREFORE, the undersigned hereby grants, authorizes and appoints CARTUS FINANCIAL CORPORATION, and/or GATEWAY SETTLEMENT SERVICES, or ITS DULY AUTHORIZED REPRESENTATIVE as my/our attorney in fact, to complete any documents or to cause any documents to be completed; to execute any conveyance documents or cause any documents to be signed on behalf of the undersigned, which may be necessary and proper to complete the sale and conveyance of the referenced property, including but not limited to deeds, bills of sale, HUD-1 closing statements and the like; and generally, to have full authority with respect to the sale of said property, whether said property constitutes homestead or not. This appointment is with full and unqualified authority to delegate any or all of the foregoing powers to any person or persons, or entity or entities, whom my attorney in fact shall select.

This Power of Attorney is an IRREVOCABLE LIMITED POWER COUPLED WITH AN INTEREST and shall not be affected by the death, disability, incompetency or incapacity of either or both of the undersigned. This Power of Attorney shall become effective immediately upon execution, and shall continue in effect during any subsequent disability, incompetency or incapacity.

FURTHER, the undersigned hereby specifically authorizes CARTUS FINANCIAL CORPORATION, and/or GATEWAY SETTLEMENT SERVICES or ITS DULY AUTHORIZED REPRESENTATIVE to obtain all necessary or proper information in connection with the sale of the referenced property, including but not limited to such financial information as may relate to the undersigned or the property, such as: mortgage balances and payoffs, escrows held for the benefit of the undersigned, home owner or condominium association assessments, insurance, and taxes.

FURTHER, the undersigned hereby grants, agrees and directs that all proceeds of the sale of said property, whether occasioned by their own actions or by the actions of CARTUS FINANCIAL CORPORATION, shall be paid to the order of CARTUS FINANCIAL CORPORATION, or to the order of that person or persons to whom CARTUS FINANCIAL CORPORATION shall direct. "Net proceeds" as used herein shall specifically include all escrow accounts to the benefit of the undersigned as such accounts relate to the property in question.

x Carol Fong 13. April 2010
DATE

x Todd D. Moore April 13, 2010
DATE

Christine McInnes 4-13-10
WITNESS

Jerry Freberg April 13, 2010
WITNESS

Terrell O'Brien 4/13/10
WITNESS

Julie Beck 4/13/10
WITNESS

UNOFFICIAL COPY

STATE OF Missouri }SS.
COUNTY OF ST LOUIS

On 13 before me, April 2010,
personally appeared CAROL FONG, personally known
to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are
subscribed to this 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. WITNESS my hand and official seal.

SEAL

✓ Stephanie Kardasz 4-13-10
Notary Signature Dated
Stephanie Kardasz

STATE OF Missouri }SS.
COUNTY OF St. Louis

On April 12, 2010 before me, Chad Potts,
personally appeared TODD D. MOORE, personally known
to me (or proved to me on the basis of satisfactory evidence)
to be the person(s) whose name(s) is/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. WITNESS my hand and
official seal.

SEAL

✓ Chad Potts 4/12/10
Notary Signature Dated
Chad Potts

Prepared by: John C. Clavio, Attorney at Law, 10277 W. Lincoln Highway, Frankfort, IL 60423

FILE 2028831

CHAD POTTS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: May 19, 2012
08559489



STEPHANIE KARDASZ
My Commission Expires
October 16, 2013
St. Louis County
Commission #09505725

Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1: UNIT 3 IN 2419 WEST CORTLAND STREET CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACK OF LAND: LOT 9 IN COLEHOUR'S SUBDIVISION OF BLOCK 4 OF JOHNSON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BY JOHNSON JR. & SON, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1881 AS DOCUMENT 337117, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 5, 2007 AS DOCUMENT NUMBER 0709522098; AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND STORAGE SPACE S-3 BOTH LIMITED COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

Parcel ID#: 13.36.114-051-1003



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