

# UNOFFICIAL COPY



1024618026

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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/03/2010 11:48 AM Pg: 1 of 10

**Prepared by:**

LSI  
700 Cherrington Pkwy.  
Coraopolis, PA 15108  
412-299-4000  
9012941

POWER OF ATTORNEY

**Grantor/Mortgagor:** James T Gregory, Nancy J Gregory and James M Gregory

**Grantee/Mortgagee:** Casey Dill, Greg Periziola, James Greene, Kristin Beattie, Rolanda Lee, Ryan Flaherty, Shannon Obringer, Stacey Franciscus, William Leonard

**Property Address:** 939 W Madison Street, Apt 406  
Chicago, IL 60607

10 pgs

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RECORDING REQUESTED BY:

**LSI**700 Cherrington Parkway  
Coraopolis, PA 15108

WHEN RECORDED MAIL TO:

**LSI**700 Cherrington Parkway  
Coraopolis, PA 15108  
eLS Order # 9012941**NON DURABLE POWER OF ATTORNEY**

**CAUTION:** THIS IS AN IMPORTANT DOCUMENT. IT GIVES THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT" OR "ATTORNEY IN FACT" HEREINAFTER CALLED "AGENT/AIF") BROAD POWERS TO ACT ON YOUR BEHALF FOR A SPECIFIC TRANSACTION DURING A CERTAIN PERIOD OF TIME, WHICH INCLUDE POWERS TO PROMISE TO REPAY A DEBT WITH INTEREST AND MORTGAGE YOUR REAL PROPERTY FOLLOWING YOUR REVIEW OF YOUR LOAN DOCUMENTATION DURING A LOAN CLOSING TO BE CONDUCTED ON THE INTERNET. WITH RESPECT TO ANY LOSS OF, MISPLACEMENT OF, INACCURACY IN, OR FAILURE TO SIGN ANY LOAN DOCUMENTATION, YOUR AGENT/AIF WILL CONTINUE TO HAVE THESE POWERS AFTER THE LOAN CLOSING, FOR THE LIMITED PURPOSE TO REPLACE OR CORRECT SUCH LOAN DOCUMENTATION. IF THE ATTORNEY IN FACT HAS ACTUAL KNOWLEDGE OF ANY INCOMPETENCE BEFORE, DURING OR AFTER CLOSING, THE POWERS CONTAINED HEREIN WILL CEASE TO EXIST. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. SIGNING THIS LIMITED POWER OF ATTORNEY IS OPTIONAL. ALTHOUGH USING A LIMITED POWER OF ATTORNEY DESIGNATING YOUR AGENT/AIF SHOULD MAKE YOUR LOAN CLOSING MORE CONVENIENT, YOU ARE NOT REQUIRED TO SIGN THIS DOCUMENT IN ORDER TO OBTAIN YOUR LOAN. BEFORE YOU DECIDE WHETHER TO SIGN OR IF YOU DO NOT UNDERSTAND THE PURPOSE OR EFFECT OF THIS FORM, YOU SHOULD CONSULT AN ATTORNEY.

BE IT KNOWN, that I, James T Gregory, Nancy J Gregory, James M Gregory /  
Whose residence address is: 939 W Madison St Apt 406  
Chicago, IL 60607

Make and appoint the following persons who are employees of LSI, namely: Casey Dill, Greg Perdziola, James Greene, Kristin Beattie, Rolanda Lee, Ryan Flaherty, Shannon Obringer, Stacey Franciscus, William Leonard, whose addresses are C/O LSI, at 700 Cherrington Parkway, Coraopolis, PA 15108. Each of my agents may exercise the powers conferred in this power of attorney separately, without the consent of the other agent. My agents may delegate the powers, tasks and duties to one of the other agents but to no other person. My Agents/AIFs may exercise the powers to accomplish the following specific and limited purposes:

(A) Refinancing and/or home equity financing of the Real Estate located at 939 W Madison St Apt 406, Chicago, IL 60607 and legally described as (the "Property"):

(B) To mortgage, finance, refinance, assign, transfer and in any manner deal with Property located at : 939 W Madison St Apt 406, Chicago, IL 60607 to effectuate the above referenced refinancing and banking transactions with U.S. Bank National Association (hereinafter called "Lender"). See attached Exhibit A for full legal description.

(C) To execute, acknowledge receipt of, approve, and deliver all documents including but not limited to:

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- a. Notes, Deeds, Mortgages/Deeds of Trust, Subordinations, security instruments, riders, attachments and addenda, including any documents necessary or requested as part of this transaction by the title insurer, lender or other parties to the transaction;
- b. those documents needed by governmental and taxing authorities;
- c. lien waivers, subordination/waiver of homestead and any marital rights necessary to obtain the financing; and
- d. escrow instructions, closing or settlement statements, truth in lending disclosures (including notice of my right to rescind the credit extension, if applicable), loan applications, HUD-1 and other written instruments relating to the transaction.

(D) All other powers which I myself may have concerning the real estate transaction and refinancing of the same located at 939 W Madison St Apt 406, Chicago, IL 60607.  
ELS Order # 9012941.

Further giving and granting said Agent/AIF, full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises (setout herein) as fully, to all intents and purposes, as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact (also called agent) should lawfully do or cause to be done by virtue hereof.

This Power of Attorney is effective immediately and is limited to the specific transaction described above. This Power of Attorney shall not be effective in the event of my disability or incapacity. I may revoke this Power of Attorney at any time by providing written notice to my Agent/AIF at Closing Stream Department C/O LSI, 700 Cherrington Parkway Coraopolis, PA 15108. When the Power of Attorney is recorded, any revocation will not be effective as to third parties until the revocation is recorded in the same county or other established governmental authority for the recording of Powers of Attorney. This Power of Attorney will terminate upon the proper recording of all documents necessary or requested as part of this transaction by the title insurer, lender or other parties to the transaction, except with respect to any loss of, misplacement of, inaccuracy in, or failure to sign any closing or loan documentation. With respect to any loss of, misplacement of, inaccuracy in, or failure to sign any closing or loan documentation, these powers will continue to exist for the limited purpose to replace or correct such documentation.

**Conflict of Interest Disclosure.** My Agent/AIF can enter into transactions with me or on my behalf in which my Agent/AIF is personally interested as long as the terms of the transaction are fair to me and I have agreed to such an action. I also understand that LSI receives fees for escrow and title services from the closing. I further understand that these fees will be detailed on my Settlement Statement that accompanies my loan documents.

**I understand that this Power of Attorney is not an approval of my loan application request or a commitment by Lender to make a mortgage loan. Should my loan application request not be approved by Lender, this Power of Attorney will be null and void.**

TO INDUCE ANY THIRD PARTY TO ACT, I AGREE THAT ANY THIRD PARTY RECEIVING AN EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT ON THIS INSTRUMENT. ANY REVOCATION OR TERMINATION OF THIS INSTRUMENT WILL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNTIL SUCH THIRD PARTY HAS ACTUAL OR CONSTRUCTIVE NOTICE OF SUCH REVOCATION OR TERMINATION. I, FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING REASONABLY RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

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I, James T Gregory, Nancy J Gregory, James M Gregory, the principal, sign my name to this power of attorney this 22nd day of June, 2010, and, being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney for a refinance and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.

Dated: 22 Jun, 2010

[Signature]  
James T Gregory

Dated: 6-22, 2010

[Signature]  
Nancy J Gregory

Dated: \_\_\_\_\_, 20\_\_\_\_

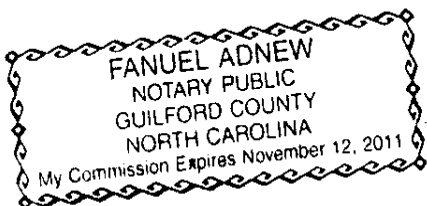
James M Gregory

Dated: \_\_\_\_\_, 20\_\_\_\_

State of NC

County of Guilford

Subscribed, sworn to and/or acknowledged before me Fanuel Adnew by James T Gregory, Nancy J Gregory, ~~James M Gregory~~, the principal(s), this 22nd day of June, 2010 and 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.

[Signature]  
SIGNATURE OF NOTARY

COMMISSION EXPIRES NOV 12, 2011

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State of PA )

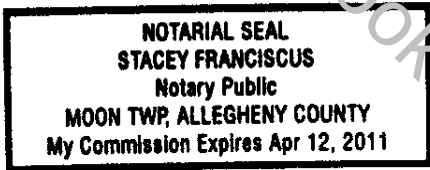
County of ALLEGHENY )

On this, the 26 day of AUG, 2010, before me STACEY FRANCISCUS, the undersigned, personally appeared SHANNON OBRINGER Agent/Attorney in Fact who Subscribed, sworn to and/or acknowledged before me and 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 signatures(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

Notary Public [Signature]

My Commission Expires: \_\_\_\_\_



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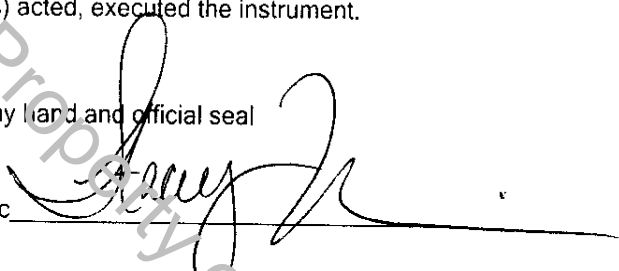
State of PA )

County of ALLEGHENY )

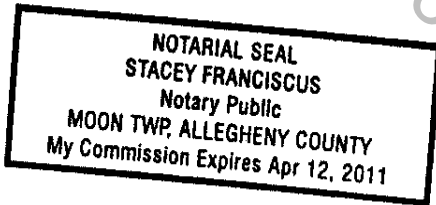
On this, the 26 day of AUG, 2010, before me STACEY FRANCISCUS, the undersigned, personally appeared SHANNON OBRINGER Agent/Attorney in Fact who Subscribed, sworn to and/or acknowledged before me and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed 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 signatures(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

Notary Public



My Commission Expires: \_\_\_\_\_



Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT OF ATTORNEY-IN-FACT

I, AGENT, have read the attached power of attorney and am the person identified as the attorney-in-fact (the "agent") for the principal. I hereby acknowledge that in the absence of a specific provision to the contrary in the power of attorney or in state law., when I act as agent:

I shall exercise the powers for the benefit of the principal.

I shall keep the assets of the principal separate from my assets.

I shall exercise reasonable caution and prudence.

I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

Shannon Darringer  
AGENT

Shannon Darringer  
Signature of Attorney-in-Fact

8/26/10  
Date

Property of Cook County Clerk's Office

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I, James T Gregory, Nancy J Gregory, James M Gregory, the principal, sign my name to this power of attorney this 23 day of June, 20 10 and, being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney for a refinancing and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.

Dated: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
James T Gregory

Dated: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Nancy J Gregory

Dated: 6/23, 20 10

James M. Gregory  
\_\_\_\_\_  
James M Gregory

Dated: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_

State of Illinois

County of Cook

Subscribed, sworn to and/or acknowledged before me by Tina Conley by James T Gregory, Nancy J Gregory, James M Gregory, the principal(s), this 23rd day of June, 20 10 and 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.

Tina Conley

SIGNATURE OF NOTARY

COMMISSION EXPIRES

9-26-2010





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## ACKNOWLEDGMENT OF ATTORNEY-IN-FACT

I, AGENT, have read the attached power of attorney and am the person identified as the attorney-in-fact (the "agent") for the principal. I hereby acknowledge that in the absence of a specific provision to the contrary in the power of attorney or in state law., when I act as agent:

I shall exercise the powers for the benefit of the principal.

I shall keep the assets of the principal separate from my assets.

I shall exercise reasonable caution and prudence.

I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

Shannon Dorringer  
AGENT

Shannon Dorringer  
Signature of Attorney-in-Fact

8/26/12  
Date

Property of Cook County Clerk's Office

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Order No.: **9012941**  
Loan No.: 2300017838

## Exhibit A

The following described property:

Unit Numbers 406 and P28 in the Madison Condominium as delineated on survey of the following described real estate:

Parcel 1:

Lot 3 in Block 4 in Duncan's Addition to Chicago, being a subdivision of the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1, 2, 3, 4 and 5 in Superior Court partition of Lots 1 and 2 of Block 4 of Duncan's Addition to Chicago, a subdivision of the East 1/2 of the Northeast 1/4 of Section 17, Township 39 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 99831947; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Assessor's Parcel No: 17-17-206-014-1027 and 17-17-206-014-1076