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Cook County Recorder of Deeds
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POWER OF ATTORNEY
(3/11)

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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(Notice: the purpose of this power of attorney is to give the person you designate (your "agent") broad powers to handle your property, which may include powers to pledge, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. This form does not impose a duty on your agent to exercise granted powers; but when a power is exercised, your agent will have to use due care to act for your benefit and in accordance with this form. A court can take away the powers of your agent if it finds the agent is not acting properly. You may name successor agents under this form but not co-agents. Unless you expressly limit the duration of this power in the manner provided below, until you revoke this power or a court acting on your behalf terminates it, your agent may exercise the powers given here throughout your lifetime, even after you become disabled. The powers you give your agent are explained more fully in section 3-4 of the Illinois "statutory short form power of attorney for property law" of which this form is a part. That law expressly permits the use of any different form of power of attorney you may desire. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.)

Power of Attorney made this date of 2 August, 2010.

I, **Janet Leonardi**, Social Security Number: 356-34-1680, presently residing at the address of: 6430 W. BERTEAU AV. CHICAGO, IL 60634 appoint: **Robert L. Kealy**, my attorney, 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.
- (b) Financial institution transactions.
- Initials JK (c) ~~Stock and bond transactions.~~
- (d) Tangible personal property transactions.
- Initials JK (e) ~~Safe deposit box transactions.~~
- Initials JK (f) ~~Insurance and annuity transactions.~~
- Initials JK (g) ~~Retirement plan transactions.~~

Initials JK

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- Initials JL (h) ~~Social Security, employment and military service benefits.~~
 (i) Tax matters.
- Initials JL (j) ~~Claims and litigation.~~
- Initials JL (k) ~~Commodity and option transactions.~~
- Initials JL (l) ~~Business operations.~~
- Initials JL (m) ~~Borrowing transactions.~~
- Initials JL (n) ~~Estate transactions.~~
- Initials JL (o) ~~All other property powers and transactions.~~

(Limitations on and additions to the agent's powers may be included in this power of attorney if they are specifically described below.)

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): **The powers of my agent are limited to those necessary to effectuate the sale of 1325 Sterling Ave. #211, Palatine, IL 60067 [hereinafter referred to as "the Property"], as described in (3) below.**

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

My agent shall have full authority and is hereby granted power to effectuate the sale of the Property; such powers shall include, but not be limited to, execution of any and all mortgage payoffs and other payment authorizations, HUD-1 Statement, ALTA Statement, name affidavit, transfer declarations, and any and all other powers necessary to effectuate the sale of the property.

(Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, but your agent will have to make all discretionary decisions. If you want to give your agent the right to delegate discretionary decision-making powers to others, you should keep the next sentence, otherwise it should be struck out.)

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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.

(Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out the next sentence if you do not want your agent to also be entitled to reasonable compensation for services as your agent.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(This power of attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this power of attorney will become effective at the time this power is signed and will continue until your death unless a limitation on the beginning date or duration is made by initialing and completing either (or both) of the following:)

6. (Initials JL) This power of attorney shall become effective immediately.

7. (Initials JL) This power of attorney shall terminate six months after the closing of the Property sale.

(If you wish to name successor agents, insert the name(s) and address(es) of such successor(s) in the following paragraph.)

8. If any agent named by me shall die, become legally disabled, resign or refuse to act, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent: **Timothy J. Walsh.**

(If you wish to name a guardian of your person or a guardian of your estate, or both, in the event a court decides that one should be appointed, you may, but are not required to, do so by inserting the name(s) of such guardian(s) in the following paragraphs. The court will appoint the person nominated by you if the court finds that such appointment will serve your best interests and welfare. You may, but are not required to, nominate as your guardian(s) the same person named in this form as your agent.)

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9. If a guardian of my person is to be appointed, I nominate the following to serve as such (each to act alone and in the order named) as such guardian, to serve without bond or security.

DOES NOT APPLY

(Insert name and address of nominated guardian of the person)

10. If a guardian of my estate (my property) is to be appointed, I nominate the following to serve as such (each to act alone and in the order named) as such guardian, to serve without bond or security.

DOES NOT APPLY

(Insert the name and address of nominated guardian of the estate)

11. 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: Janet Leonardi
Janet Leonardi

Witnessed: Rita Sattler

(You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this power of attorney, you must complete the certification opposite the signatures of the agents.)

Specimen signatures of agent (and successors)

I certify that the signature of my agent (and successors) are correct.

(agent)

(principal)

(successor agent)

(principal)

UNOFFICIAL COPY**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

1990 E. ALGONQUIN RD. #100, SCHAUMBURG, ILLINOIS 60173

PHONE: (847) 397-1300

FAX: (847) 885-5728

ORDER NUMBER: 2010 4014378F SCF
 STREET ADDRESS: 1325 N. STERLING AVENUE
 UNIT 211

CITY: PALATINE

COUNTY: COOK COUNTY

TAX NUMBER: 02-09-202-013-1059

LEGAL DESCRIPTION:

PARCEL I: UNIT 211 IN THE BUILDING IDENTIFIED AS NO. 1325 STERLING AVENUE, AS DELINEATED ON THE SURVEY OF PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 25, 1972 AND KNOWN AS TRUST NUMBER 44634, RECORD IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 23072506, WHICH DECLARATION OF CONDOMINIUM HAS BEEN AMENDED BY DOCUMENT 23079371 FILED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, (SAID DECLARATION OF CONDOMINIUM AS SO AMENDED HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'DECLARATION'), AND AS DELINEATED IN ANY AMENDMENTS TO SAID SURVY PLAT (SAID UNITS BEING REFERRED TO IN THE TABLE ATTACHED AS EXHIBIT 'B' TO THE DECLARATION, AS AMENDED FROM TIME TO TIME), TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID PROPERTY APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS, AS SUCH TERM IS DEFINED IN THE DECLARATION, AS SAME ARE FILED OF RECORD PURSUANT TO THE DECLARATION, AND TOGETHER WITH ANY ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF ANY SUCH AMENDED DECLARATION

PARCEL II: A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO PARKING SPACE P-54, APPURTENANY TO THE ABOVE DESCRIBED UNIT AS DELINEATED ON EXHIBIT A OF THE ABOVE DESCRIBED DECLARATION OF CONDOMINIUM.