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Date: 03/31/2011 02:59 PM Pg: 1 of 6

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SUCCESS TITLE SERVICES, INC

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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 "AGENTS") 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 AGENTS TO EXERCISE GRANTED POWERS BUT WHEN POWERS ARE EXERCISED, YOUR AGENTS WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENTS. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENTS IF IT FINDS THE AGENTS IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTSS UNDER THIS FORM BUT NOT CO-AGENTSS. 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 AGENTS MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENTS 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 (SEE THE BACK OF THIS FORM). 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 04 day of December, 2010

1. I, Delmir Fernandes, of 646 Deer Run Drive, Unit 646, Palatine, IL 60067 hereby appoint: Alina Brodsky, Attorney at Law and Luigi Corral, my Real Estate Broker of 401 S. Milwaukee Avenue, Suite 130, Wheeling, IL 60090 as my attorneys-in-fact (my agents") 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 AGENTS TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENTS. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE

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THROUGH THE TITLE OF THAT CATEGORY.)

- (a) Real estate transactions.
- (b) All other property powers and transactions.

(LIMITATIONS ON AND ADDITIONS TO THE AGENTSS 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 agents): I, Delmir Frenandes, hereby specifically authorize my agents Alina Brodsky Attorney at Law and Luigui Corral Broker of Re/Max United, to execute any and all necessary documents regarding the sale of 646 Deer Run Drive, Unit 646, Palatine, IL 60067.

3. In addition to the powers granted above, I grant my agents 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): (YOUR AGENTS WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENTS TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENTS WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENTS THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

4. My agents 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 agents may select, but such delegation may be amended or revoked by any agents (including any successor) named by me who is acting under this power of attorney at time of reference.

(YOUR AGENTS 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 AGENTS TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENTS.)

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

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My agents shall be entitled to reasonable compensation for services rendered as agents 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. (x) This power of attorney shall become effective on December 3, 2010
7. (x) This power of attorney shall terminate on December 3, 2011

(IF YOU WISH TO NAME SUCCESSOR AGENTSS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

8. If any agents named by me shall die, become incompetent, resign or refuse to accept the office of agents, I name the following (each to act alone and successively, in the order named) as successor(s) to such agents: For purposes of this paragraph 8. a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

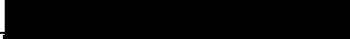
(IF YOU WISH TO NAME YOUR AGENTS AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENTS IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENTS TO ACT AS GUARDIAN.)

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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 agents.

Signed 

Delmir Fernandes

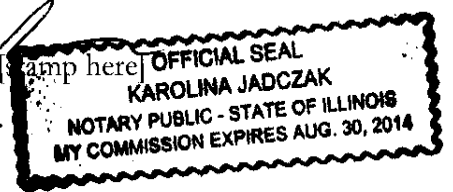
Social Security # 

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENTS AND SUCCESSOR AGENTSS 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 AGENTSS.)

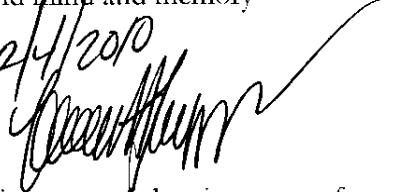
Specimen signatures of agents I certify that the signatures of my agents (and successors) (and successors) are correct.

The undersigned, a notary public in and for the above county and state, certifies that 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 agents(s)).

Dated: 12/4/2010
Notary Public: KAROLINA JADCAK
My commission expires: AUG. 30, 2014



The undersigned witness certifies that Delmir Fernandes is 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: 12/4/2010
Witness: 

The requirement of the signature of an additional witness imposed by this amendatory Act of the 91st General Assembly applies only to instruments executed on or after the effective date of this amendatory Act of the 91st General Assembly.

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Success Title as an Agent for First American Title

Commitment Number: STS11_00228

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT NUMBER 12-A-1-2 IN DEER RUN CONDOMINIUM PHASE II AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN VALLEY VIEW, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 85116690 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" IN VALLEY VIEW SUBDIVISION AFORESAID AS CREATED BY GRANT OF EASEMENTS RECORDED JULY 24, 1985 AS DOCUMENT NUMBER 85116689 IN COOK COUNTY, ILLINOIS.

PIN: 02-15-111-019-1013