



Doc#: 1122833070 Fee: \$74.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2011 11:05 AM Pg: 1 of 6

WJ
copy of M. N. Khan
ST 51283345 M. N. Khan
6/23/11

AGENT'S CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, LEON C. RANE (insert name of agent), certify that the attached is a true copy of a power of attorney naming the undersigned as agent or successor agent for TIBERIU DANCIANU (insert name of principal).

I certify that to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent under this power of attorney.

This certification and acceptance is made under penalty of perjury.*

Dated: 7/14/11

[Signature]

(Agent's Signature)

LEON C. RANE
[Signature]

(Print Agent's Name)

LEON C. RANE

(Agent's Address)

*(NOTE: Perjury is defined in Section 32-2 of the Criminal Code of 1961, and is a

BOX 334 CT7

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P 6
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SC Y
INT 8

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SPECIFIC POWER OF ATTORNEY FOR PROPERTY

Power of Attorney made this 14 day of July, 2011.

I, Tiberiu Dancianu, of Chicago, Illinois, hereby appoints Dana Surcel, my attorney in fact and my agent to act for me 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:

(a) Real Estate Transactions

2. The powers granted above shall include the following powers or shall be modified or limited in the following particulars:

The above powers shall be exercisable only in connection with the sale of the real estate commonly known as: 2405 W. Balmoral, #3B, Chicago, Illinois, and shall include those powers to execute my name on any and all documents necessary to effectuate this sale, including, but not limited to, Contracts, amendments, Deeds, Affidavit of Title, Bill of Sale, ALTA's, RESPA's, endorsing checks, and all other documents necessary to perfect the sale.

3. In addition to the powers granted above, I grant my agent the following powers: to execute my name on any document, or endorse any check necessary to complete the purchase of the real estate commonly known as: 2405 W. Balmoral, #3B, Chicago, Illinois.

The above powers shall be supplemented by the ability to make any representations or undertake any other authorities necessary to sell the above-mentioned real estate.

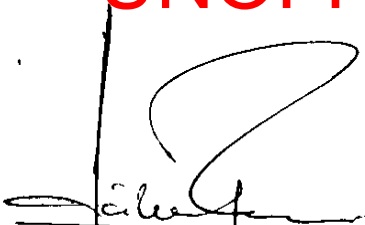
4. My agent shall have the right by written instrument to delegate any or all of the following powers involving discretionary decisions making to any person or persons whom my agent may select, but such delegations may be amended or revoked by my agent named by me who is acting under this power of attorney at the time of reference.

5. This power of attorney shall become effective on July ¹⁴~~15~~, 2011.

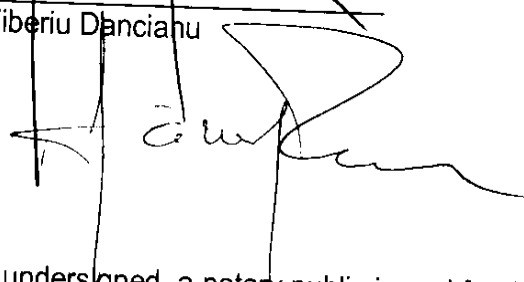
6. This power of attorney shall terminate on December 31, 2011.

7. 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.

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 Tiberiu Dancianu

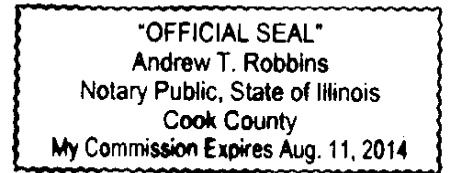


The undersigned, a notary public in and for the above county and state, certifies that Tiberiu Dancianu, is known to me to be the same person whose name is subscribed as principal to the forgoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

Dated: July 14, 2011.



 Notary Public



This document was prepared by: Leon C. Rane, 555 Willow Road, Winnetka, Il. 60093

Mail to: Leon C. Rane, 555 Willow Road, Winnetka, Il. 60093

Legal Description of property attached hereto.

Property of Cook County Clerk's Office

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9. 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.

10. 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.

(NOTE: This form does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.)

11. The Notice to Agent is incorporated by reference and included as part of this form.

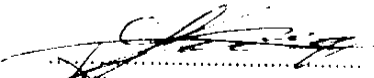
Dated:

Signed
(principal)

(NOTE: This power of attorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not also sign as a witness.)

The undersigned witness certifies that X VALENTIN STOICA, 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. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 7.14.2011.....


.....
Witness

(NOTE: Illinois requires only one witness, but other jurisdictions may require more than one witness. If you wish to have a second witness, have him or her certify and sign here.)

(Second witness) The undersigned witness 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 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. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated:

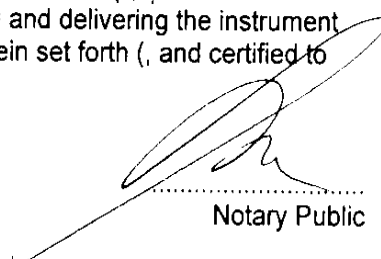
.....
Witness

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State of IL
County of Cook) SS.

The undersigned, a notary public in and for the above county and state, certifies that Wilena Steinhilber 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 witness(es) W. M. Steinhilber (and Stella) 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: 7/14/11


Notary Public

My commission expires

(NOTE: 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 signatures of my agent (and successors) are genuine.

.....
(agent)

.....
(principal)

.....
(successor agent)

.....
(principal)

.....
(successor agent)

.....
(principal)

(NOTE: The name, address, and phone number of the person preparing this form or who assisted the principal in completing this form should be inserted below.)

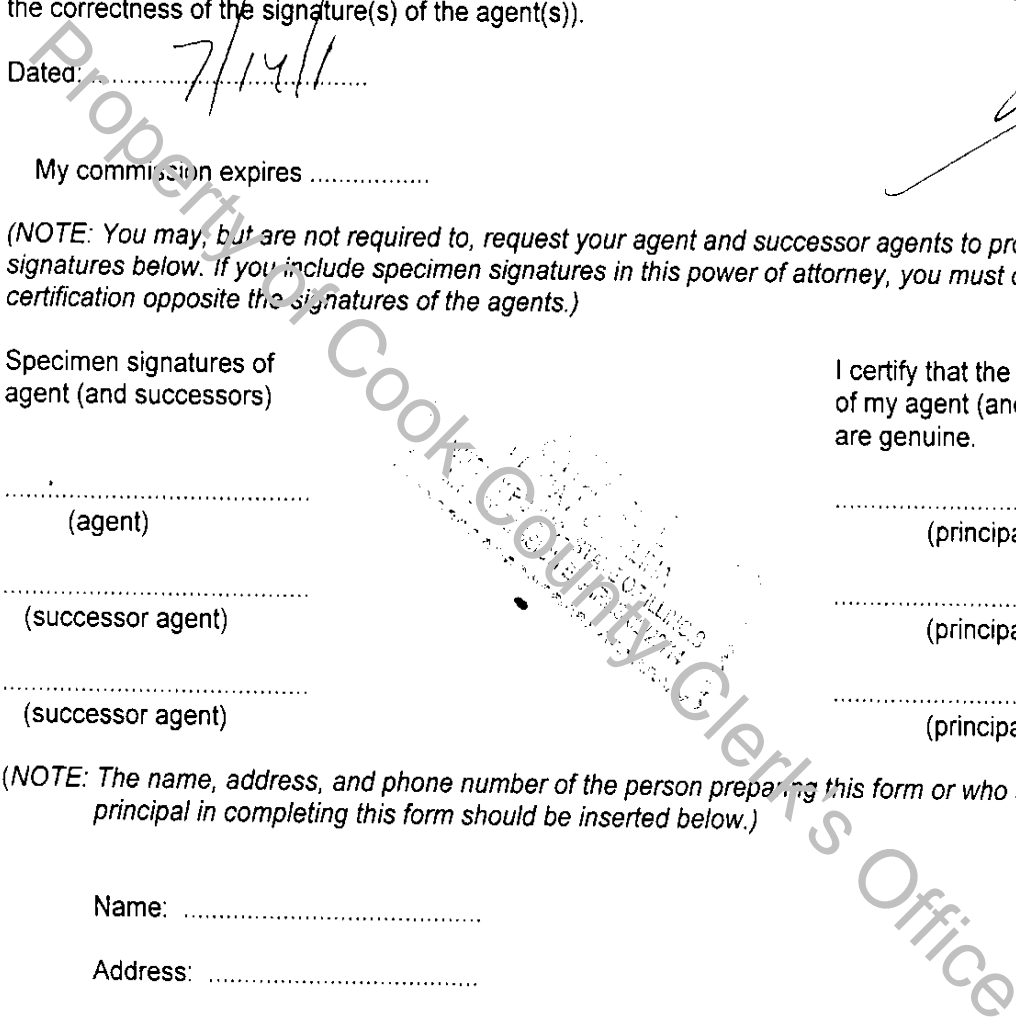
Name:

Address:

.....

.....

Phone:



UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1409 ST5123349 SNC**STREET ADDRESS:** 2405 W. BALMORAL

#3B

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 13-12-226-021-1015**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NUMBER 2405-3B IN THE BALMORAL COURTS CONDOMINIUMS III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF, AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; ALSO

THE WEST 18.0 FEET OF THE SOUTH 84.74 FEET THEREOF (AS MEASURED ALONG THE SOUTH AND WEST LINES) OF THE FOLLOWING TAKEN AS A TRACT);
 LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVE. AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVE. WIDENED) ALSO A STRIP OF LAND 16.5 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN TH NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708915044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-15, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.