

UNOFFICIAL COPY



Doc#: 1313412023 Fee: \$72.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/14/2013 01:21 PM Pg: 1 of 5

2013

8888307 Home 51

Property of [Redacted]

POWER OF ATTORNEY

The undersigned, John F. Nichols, does hereby make, constitute and appoint Roger J. Kelly of Chicago, Illinois, as my true and lawful attorney-in-fact, to have power without consultation with or without the consent of others to do all things for and on my behalf in my name, place and stead relative to the purchase of real property located at 2550 N. Lakeview Ave Unit N6-03, Chicago, Illinois, without limiting the generality of the foregoing, specifically authorized and empower him to sign, on my behalf, any document requiring my signature and to otherwise bind and commit me to any agreement or other transaction relating to the sale of said property.

My attorney-in-fact shall exercise or fail to exercise the powers and authorities granted herein in each case as my attorney-in-fact in his absolute discretion deems desirable or appropriate under existing circumstances. I hereby ratify and confirm as good and effectual, all that my attorney-in-fact may do by virtue hereof. However, despite the above provisions, nothing herein shall be construed as imposing a duty on my attorney-in-fact to act or assume responsibility for any matters referred to above or other matters even though my attorney-in-fact may have the power or authority hereunder, to do so. Upon my written request for same and as required by law, my attorney-in-fact shall keep and produce a record of all receipts, disbursements and significant actions taken hereunder, if any.

This Power of Attorney shall become effective as of the date set forth below and, unless sooner revoked, shall terminate as of May 1, 2013. Each person, partnership, corporation or other legal entity relying or acting upon this power of attorney shall be entitled to presume conclusively that this power of attorney is in full force and effect unless written notice shall have been given by me to such person, partnership, corporation or other legal entity that this power has been revoked.

No person, partnership, corporation or legal entity, relying upon this power of attorney shall be required to see to the application and disposition of any monies, stocks, bonds, securities or other property paid to or delivered to my attorney-in-fact, pursuant to the provisions hereof.

I am fully informed as to all the contents of this power of attorney and understand the full import of this grant of power to my attorney-in-fact.

IN WITNESS WHEREOF, I have set my hand and seal this 25 day of April, 2013.

By: [Signature]
John F. Nichols

Box 400-CTCC

S Y
P 5
S N
SC Y
INT RY

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04/25/2013 13:42 3124604002

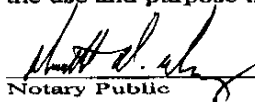
RJK LAW

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STATE OF Colorado)
) SS
COUNTY OF Boulder)

The undersigned a notary public in and for the above county and state, certifies that **John F. Nichols**, known to me to be the same person whose name is subscribed as principal in the foregoing 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 use and purpose therein set forth.

Dated this 25 day of APRIL, 2013.

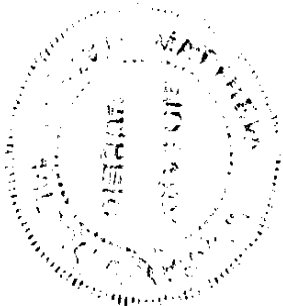


Notary Public

Commission Expires: **Matthew A. Murray**
My Commission Expires 11/15/2014

This instrument prepared by: *email to:*

LAW OFFICES OF ROGER J. KELLY
55 West Wacker Drive, Suite 1400
Chicago, Illinois 60601
(312) 460-4000



COOK County Clerk's Office

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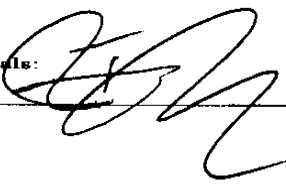
04/25/2013 13:02 3124604002

RJK LAW

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NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE 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 POWERS ARE EXERCISED, YOUR AGENT 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 AGENT. 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 HEREAFTER, 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 NOTICE 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.

Initials:



UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008888307 D1

STREET ADDRESS: 2550 NORTH LAKEVIEW AVENUE

UNIT N603

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-28-319-097-1053, 14-28-319-098-1119

LEGAL DESCRIPTION: 14-28-319-098-1120

PARCEL 1A:

UNIT N6-03 IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 1B: RESIDENTIAL PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF

i) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN.

ii) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF ONE BALCONY FOR THE BENEFIT OF SAID UNIT N6-03, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014, AND AS AMENDED FROM TIME TO TIME.

(CONTINUED)

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008888307 D1

STREET ADDRESS: 2550 NORTH LAKEVIEW AVENUE

UNIT N603

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:**PARCEL 2A:**

UNITS 333 AND 334, BOTH INCLUSIVE,
IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF
THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE
SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS
DOCUMENT NUMBER 1129722061, AS RECORDED NOVEMBER 23, 2011 AS DOCUMENT
1132729082;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2B: GARAGE PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER
DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011
AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS
AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE
OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR
COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND
SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 2C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S333 AND S334, FOR THE
BENEFIT OF SAID UNITS 333 AND 334, LIMITED COMMON ELEMENTS AS DELINEATED ON THE
SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK
2550 PARKING CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318008,
AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222015 AND AS
AMENDED FROM TIME TO TIME.