

# UNOFFICIAL COPY



Doc#: 1333804073 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/04/2013 01:13 PM Pg: 1 of 4

CTI ST 1513888 EA 3-07-12

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## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that Gregory Mohr, of the City of Chicago, County of Cook, State of Illinois, has made, constituted and appointed, and BY THESE PRESENTS does make, constitute and appoint Michael R. Pieczonka, of the City of Chicago, County of Cook, State of Illinois, true and lawful ATTORNEY for him and in his name, place and stead, to execute all documents (including but not limited to, transfer documents, assignments, agreements, closing statements, contract amendments, escrow instructions, indemnities, revenue declarations, pay proceeds letters, authority to act on behalf of and as Members and Managers to sign as authorized signatory of 2047 W. Division, LLC, and Illinois limited liability company and Fifty/50, LLC, an Illinois limited liability company, execute any continuing personal guarantee and any other documents necessary or appropriate) and take all actions as may be deemed by such attorney necessary or appropriate to complete the closing for the refinance of the real property commonly known as 2047 West Division Street, Chicago, Illinois 60622 (the "Property"), which is legally described as:

SEE ATTACHED LEGAL DESCRIPTION, AS EXHIBIT "A"

Permanent Index Numbers: 17-06-303-048-0000; 17-06-303-052-0000; 17-06-303-053-0000;  
17-06-303-054-0000; and 17-06-303-062-0000  
Common Property Address: 2047 West Division Street, Chicago, Illinois 60622

This Power of Attorney shall include the power to act in his behalf in connection with the sale of the Property as aforesaid, giving and granting unto said ATTORNEY full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as he might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that said ATTORNEY or his substitute shall lawfully do or cause to be done by virtue hereof.

BOX 334 CTI

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P 4  
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INT AP

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IN TESTIMONY WHEREOF, I have hereunto set my hands and seal this 30 day of July, 2013.

Gregory Mohr  
Gregory Mohr

The undersigned witness certifies that Gregory Mohr, 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 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: 7/30/2013  
STATE OF ILLINOIS )

Loraine Calderon  
witness

) SS.  
COUNTY OF COOK )

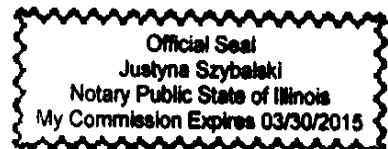
I, Justyna Szybalaki, a Notary Public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Gregory Mohr, appeared before me and the witness Loraine Calderon who are both personally known to me or have produced state identification to me, this day in person, to be the same persons whose names are subscribed to the foregoing Instrument, and Gregory Mohr acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth, and subscribed by me in the presence of Gregory Mohr and the subscribing witness.

GIVEN under my hand and notarial seal, this 30 day of July 2013.

Justyna Szybalaki  
Notary Public

This instrument was prepared by  
(and after recording return to):

Handler Thayer, LLP  
191 N. Wacker, Suite 2300  
Chicago, Illinois 60606



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PARCEL C2-(b) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.20 FEET SOUTH AND 17.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.26 FEET; THENCE EAST, A DISTANCE OF 7.46 FEET; THENCE SOUTH, A DISTANCE OF 20.26 FEET; THENCE WEST, A DISTANCE OF 7.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C2-(c) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.20 FEET SOUTH AND 35.74 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.89 FEET; THENCE NORTHEAST, A DISTANCE OF 13.02 FEET; THENCE SOUTH, A DISTANCE OF 28.36 FEET; THENCE WEST, A DISTANCE OF 10.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## FIRST FLOOR:

PARCEL C2 - UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 10.13 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.49 FEET; THENCE SOUTH, A DISTANCE OF 43.97 FEET; THENCE WEST, A DISTANCE OF 24.49 FEET; THENCE NORTH, A DISTANCE OF 43.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 62.03 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.49 FEET; THENCE SOUTH, A DISTANCE OF 7.10 FEET; THENCE WEST, A DISTANCE OF 24.49 FEET; THENCE NORTH, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## SECOND FLOOR:

PARCEL C1-(A) - THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +33.83 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +41.83 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.20 FEET OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.30 FEET; THENCE EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH, A DISTANCE OF 16.09 FEET; THENCE EAST, A DISTANCE OF 24.06 FEET; THENCE SOUTH, A DISTANCE OF 6.24 FEET; THENCE EAST, A DISTANCE OF 0.92 FEET; THENCE SOUTH, A DISTANCE OF 5.50 FEET; THENCE EAST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH, A DISTANCE OF 14.33 FEET; THENCE EAST, A DISTANCE OF 4.64 FEET; THENCE SOUTH, A DISTANCE OF 10.27 FEET; THENCE WEST, A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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**PARCEL 2:**

**EASEMENT FOR INGRESS AND EGRESS, USE, STRUCTURAL SUPPORT AND UTILITIES FOR THE BENEFIT OF PARCEL 1 OVER THE COMMERCIAL AREAS EXCEPTED FROM THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID, AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2006 AS DOCUMENT NUMBER 0632115061.**

**PINs: 17-06-303-048-0000 (PARCEL C2 - LOWER LEVEL & PARCEL C2 - UPPER LEVEL)  
17-06-303-052-0000 (PARCEL C2-(a) - LOWER LEVEL)  
17-06-303-054-0000 (PARCEL C2-(c) - LOWER LEVEL)  
17-06-303-053-0000 (PARCEL C2-(b) - LOWER LEVEL)  
17-06-303-062-0000 (PARCEL C-1(A) - SECOND FLOOR)**

**COMMON ADDRESS: 2047 W. DIVISION ST., COMMERCIAL UNIT C2, CHICAGO, IL 60622**

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