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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2014 02:36 PM Pg: 1 of 6

ILLINOIS STATUTORY SHORT FORM DURABLE POWER OF ATTORNEY FOR PROPERTY

NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATED (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 AGENT IF IT FINDS THE AGENT NOT ACTING PROPERLY. YOU MAY NAME A SUCCESSOR AGENT UNDER THIS FORM IN THE MANNER PROVIDED BELOE, 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 (SEE THE ATTACHED). 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 2nd day of December, 2013.

1. I/We, Daniel Franco

Hereby appoint: Miguel Franco 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 OR 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 THOUGH THE TITLE OF THAT CATEGORY.)

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- A. Real estate transactions.
- B. Financial institution transactions
- C. Stock and bond transactions.
- D. Tangible personal property transactions.
- E. Safe deposit box transactions.
- F. Insurance and annuity transactions.
- G. Retirement plan transactions.
- H. Social Security, employment and military service benefits.
- I. Tax matters.
- J. Claims and litigation.
- K. Commodity and option transactions.
- L. Business operations.
- M. Borrowing transactions.
- N. Estate transactions.
- 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):
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);

(YOUR AGENT WILL HAVE THE 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, AND OTHERWISE IT SHOULD BE STRUCK OUT.)

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 AGENT.)

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

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(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MATTER. 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 2, 2013 (insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)
7. (X) This power of attorney shall terminate on December 2, 2033 (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death.

(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:

(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 INTEREST AND WELFARE. YOU MAY, BUT ARE NOT REQUIRED TO, NOMINATE AS YOUR GUARDIAN (S) THE SAME PERSON NAMED IN THIS FORM AS YOUR AGENT.

9. If a guardian of my person is to be appointed, I nominate the following to serve as such guardian:
10. If a guardian of my estate (my property) is to be appointed, I nominate the following to serve as such guardian:
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:

X [Signature]
Daniel Franco

(Sign)

(Sign)

(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.)

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Specimen signatures of agent (and successors)

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

Miguel Franco
Miguel Franco (Agent)

x Daniel Franco (Sign)
Daniel Franco (Principal)

(Successor agent)

(Principal)

(Successor agent)

(Principal)

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM ATTACHED.)

State of

Guanajuato, Mexico

County of

San Miguel de AllendeU.S. Consular Agent

The undersigned, a ~~notary public~~ U.S. Consular Agent in and for the above county and state, certifies that Daniel Franco known to me to be the same persons whose names are/is subscribed as principal to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as her 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:

March 18, 2014

[Signature]
Notary Public

EDWARD CLANCY
CONSULAR AGENT

My commission expires:

NA

THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by:

Please mail to:

LUIS C. MARTINEZ
ATTORNEY AT LAW
4111 WEST 63RD STREET
CHICAGO, ILLINOIS 60629

U.S. CONSULAR AGENCY
SAN MIGUEL DE ALLENDE,
GUANAJUATO MEXICO.

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The undersigned witness certifies that Daniel Franco know to me to be the same persons whose names are subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as their 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: March 18, 2014 (Seal)

x Rafael Franco
(Witness)

x Ma Ester Calderon
(Witness)

State of Guanajuato, Mexico

County of San Miguel de Allende

The undersigned U.S. Consular Agent in and for the above county and state, certifies that Rafael Franco Diaz and Ma Ester Calderon known to me to be the same persons whose names is subscribed as witness 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 uses and purposes therein set forth, (and certified to the correctness of the signature(s) of the agent(s). (Italicized portion added by P.A. 91-790.)

Dated March 18, 2014 (Seal)

[Signature]
Notary Public

**EDWARD CLANCY
CONSULAR AGENT**

My commission expires: NA

**U.S. CONSULAR AGENT
SAN MIGUEL DE ALLEN
GUANAJUATO MEXICO.**

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EXHIBIT "A"

PROPERTY ADDRESS: 2307 South Troy Street
Chicago, Illinois 60623

P.I.N.: 16-25-108-003-0000

LEGAL:

LOT 140 IN DR. WILLIAMS PEPPERS DOUGLAS PARK ADDITION IN CHICAGO, IN SECTION 25,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office