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1425829010

ATTORNEYS'
TITLE
GUARANTY
FUND,
INC.

Doc#: 1425829010 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2014 10:23 AM Pg: 1 of 3

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LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT THAT I, Brian Toolan,
Name of Principal
of 1528 Harrison Ave, La Grange Park, IL 60526, have made, constituted,
Address City State Zip
and appointed and by these presents do make, constitute, and appoint Dennis M. Toolan,
Name of Agent

true and lawful attorney for me and in my name, place, and stead to transact all business and make, execute, acknowledge, and deliver all contracts, deeds, notes, trust deeds, mortgages, assignments of rent, waivers of homestead rights, affidavits, bills of sale, settlement statements, 1099s, and other tax-related documents and other instruments, and to endorse and negotiate checks and bills of exchange requisite or proper to effectuate the sale or purchase of the premises, the legal description of which is set forth below or attached hereto and made a part hereof, and further described as follows:

Property Address: 335 Franklin Avenue, River Forest, Illinois 60305
Address City State Zip
PIN: 15-12-304-004-0000

all as effectually in respects as I could do personally, giving and granting unto the 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 I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that the said Attorney or the substitute shall lawfully do or cause to be done by virtue hereof.

Dated this 22 day of August, 2014.
Day Month Year

Signature of Principal

STATE OF Illinois } SS
COUNTY OF Cook

The undersigned, a notary public in and for the above county and state, certifies that Brian Toolan,
Name of Principal
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 RAMINTA RUZENCUEVS in person and acknowledged signing and delivering the
Name of Witness
instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth

Dated: August 22, 2014

Notary Public



My commission expires _____

Legal Description of premises: **UNOFFICIAL COPY**

Permanent Index Number(s): 15-12-304-004-0000

Property Address: 335 Franklin Avenue, River Forest, IL 60305

Lot 5 in Block 2 in E.S. Conway's Resubdivision of Ranson's Subdivision of the West half of the East half of the Southwest quarter of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

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WITNESSES

The undersigned witness certifies that Brian Toolan, 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: August 22, 2014 x Rorick Byencer
Witness

STATE OF Illinois } SS
COUNTY OF Cook }

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that RAMINTA RUZENCEVS is personally known to me to be the same person whose name is subscribed to the foregoing instrument as witness, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand this 3 day of September, 2014.
Day Month Year



E. Bryan Dunigan
Notary Public
My commission expires: _____

This instrument prepared by:
E. Bryan Dunigan
221 N. LaSalle, Suite 1454
Chicago, Ill. 60601

Mail to:
E. Bryan Dunigan
221 N. LaSalle, Suite 1454
Chicago, Ill. 60601

Note: Non-statutory property powers must: (i) be executed by the principal; (ii) designate the agent and the agent's powers; (iii) be signed by at least one witness to the principal's signature; and (iv) indicate that the principal has acknowledged his or her signature before a notary public. (755 ILCS 45/3-3)