



Doc#: 1426635068 Fee: \$46.00  
RHSF Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/23/2014 01:21 PM Pg: 1 of 5

**ARNALDO ZITELLA  
POWER OF ATTORNEY  
FOR PROPERTY**

I, **Arnaldo Zitella**, understand that by this Durable Power of Attorney, I give to the person I designate (my "agent") broad powers to handle my property, which may include powers to purchase real or personal property without advance notice to me or approval by me. This form does not impose a duty on my agent to exercise granted powers; but when a power is exercised, my agent will have to use due care to act for my 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 my agent if it finds she is not acting properly. I may name successor agents under this form, but not co-agents. Unless I expressly limit the duration of this power in the manner provided below, until I revoke this power or a court acting on my behalf terminates it, my agent may exercise the powers given here throughout my lifetime, even after I become disabled.

POWER OF ATTORNEY made this 14 day of July, 2014

1. I, Arnaldo Zitella, of 1220 Barclay Circle, Inverness, Illinois 60010 hereby appoint JoAnne C. Hemsley, of 1220 Barclay Circle, Inverness, Illinois 60010, 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 additions to the specified powers inserted in paragraph 2 below:

- (a) Real estate transactions;
- (b) Financial institution transactions;
- (m) Borrowing transactions.
- (o) All other property transactions.

ALL POWERS LIMITED TO ACTIONS NECESSARY TO PURCHASE 2550 NORTH LAKEVIEW, UNIT S19-06, 352, 353, AND 354, CHICAGO, ILLINOIS 60614.

2. In addition to the powers granted above, I grant my agent the following powers: To execute all documents necessary to acquire the real estate commonly known as 2550 N. Lakeview, Unit S19-06, 352, 353, 354, Chicago, Illinois 60614. (See attached legal description.) Including, but not limited to, execution of any and all mortgages, trust deeds, promissory notes and the like as necessary to fulfill the requirements of the lender to obtain the proceeds of a mortgage loan for the purchase of said property.

3. I understand that my agent will have authority to employ other persons as necessary to enable him to properly exercise the powers granted in this form. I hereby name Judith E. Fors as Successor if JoAnne C. Hemsley is unable or unwilling to act under this Power of Attorney.

Doc 2 of 3

J. Ryan / C. Hynes

8888403

Box 400-CTCC

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P	5
S	2
SC	4
INT	1

# UNOFFICIAL COPY

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.

5. My agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this Power of Attorney.

6. I understand that this Power of Attorney may be amended or revoked by me at any time and in any manner. The authority granted in this Power of Attorney will become effective at the time I sign it and will continue until September 30, 2014.

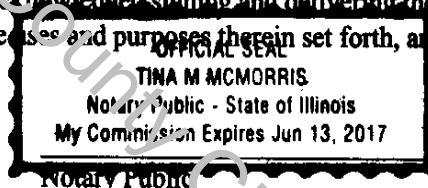
7. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

signed [Signature]  
Arnaldo Zitella (principal)

State of Illinois )  
  ) ss  
County of Cook      )

The undersigned, a Notary Public in and for the above county and state, certifies that Arnaldo Zitella is known to be the same person whose name is subscribed as principal to 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 uses and purposes therein set forth, and certified to the correctness of the signature of the agent.

Dated 7/14/14



[Signature]  
Tina McMorris

This undersigned witness certifies that Arnaldo Zitella, 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.

Dated: 07/14/2014

[Signature]  
Witness

This document was prepared by:  
MAIL TO:

Judith E. Fors  
Attorney at Law  
4669 North Manor Avenue  
Chicago, Illinois 60625  
773/583-8016

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT S19-06, 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 TWO BALCONIES FOR THE BENEFIT OF SAID UNIT S19-06, 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.

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Commonly known as Unit S19-06 (the "Residential Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN: 14-28-319-112-1158

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office

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## EXHIBIT A-1

### LEGAL DESCRIPTION

#### PARCEL 2A:

UNIT 352, 353 AND 354, 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 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 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 S352, S353 AND S354, FOR THE BENEFIT OF SAID UNIT 352, 353 AND 354, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A 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.

Commonly known as Unit 352, 353 and 354 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN: 14-28-319-113-1138; 14-28-319-113-1139; 14-28-319-113-1140