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WARRANTY DEED

Statutory (Illinois)

Doc#: 1513526018 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2015 09:57 AM Pg: 1 of 7

THE GRANTOR,

PETER J. MAGRO,
an unmarried man

by CRAIG W. LUSTHOFF,
attorney-in-fact,

(the above space for Recorder's use only)

of the City of Berwyn, County of Cook, State of Illinois, for the consideration of Ten & 00/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to FRANK ZEPF, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

1001 AC
15NW711S17WC

UNIT 401 AND PARKING UNIT A, IN VIEWPOINT TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 27, 28, 29 AND 30 IN BLOCK 16 IN SECOND ADDITION TO WALTER G. MC INTOSH METROPOLITAN ELEVATED SUBDIVISION BEING A RESUBDIVISION OF BLOCK 16, 17, 47, 48, 49, 50, 51, AND 52 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPLE MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 7, 1980 AS DOCUMENT NO. 25540065 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2014 and subsequent years hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 16-19-100-040-1025 and 16-19-100-040-1033

Address of Real Estate: 1247 S. Harlem Avenue, Unit 401, Parking A, Berwyn, IL 60402

Address of Grantee: 1247 S. Harlem Avenue, Unit 408, Berwyn, IL 60402

Dated this 27th day of April, 2015

Peter J. Magro by Craig W. Lusthoff
PETER J. MAGRO by CRAIG W. LUSTHOFF, attorney-in-fact

S
V
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30
NTAB

THE CITY OF BERWYN, IL
400.00
U.S. REAL ESTATE TRANSFER TAX
4/27/2015
COLLECTOR'S OFFICE

BOX 333-CT

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State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CRAIG W. LUSTHOFF, attorney-in-fact for PETER J. MAGRO, an unmarried man, is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 27th day of April, 2015.

Commission expires 4/16/19, 20



A. Kramme
NOTARY PUBLIC

PREPARED BY:

Craig W. Lusthoff
Attorney at Law
2914 S. Harlem Avenue – P. O. Box 190
Riverside, IL 60546-0190

REAL ESTATE TRANSFER TAX		28-Apr-2015
	COUNTY:	20.00
	ILLINOIS:	40.00
	TOTAL:	60.00

16-19-100-040-1025 | 20150401680009 | 1-118-819-712

SEND SUBSEQUENT TAX BILLS TO:

Frank Zepf
1247 S. Harlem Ave., #401
Berwyn, IL 60402

MAIL TO:

FRANK ZEPF
1247 HARLEM AVE #401
BERWYN, IL 60402

UNOFFICIAL COPYPOWER OF ATTORNEY FOR PROPERTYPURSUANT TO ILLINOIS STATUTORY SHORT FORMPOWER OF ATTORNEY FOR PROPERTYExhibit
A

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE 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 BELOW, 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. 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 17 day of February, 2003.

1. I, PETER J. MAGRO, of Berwyn, Illinois, hereby appoint my friend, CRAIG W. LUSTHOFF, of Riverside, Illinois, 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 Paragraphs 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 OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY, YOU

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MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY AND INITIAL IT.)

- Real Estate Transactions _____
- Financial Institution Transactions _____
- Stock and Bond Transactions _____
- Tangible Personal Property Transactions _____
- Safe Deposit Box Transactions _____
- Insurance and Annuity Transactions _____
- Retirement Plan Transactions _____
- Social Security, Employment & Military Service Benefits _____
- Tax Matters _____
- Claims and Litigation _____
- Commodity and Option Transactions _____
- Business Operations _____
- Borrowing Transactions _____
- Estate Transactions _____
- 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 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

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of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

(YOUR AGENT WILL HAVE 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, 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.

THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY ME AT ANY TIME AND IN ANY MANNER. 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 MY DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER, OR BOTH, OF THE FOLLOWING:

6. This Power of Attorney shall become effective on

(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)

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7. This Power of Attorney shall terminate on _____

(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 incompetent, resign or refuse to accept the office of agent, I name the following to act alone (and in order following) as successor to such agent:

my friend, RUTH ANNE BRENDemuHL, of Riverside, Illinois

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(IF YOU WISH TO NAME YOUR AGENT AS A GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOU AGENT TO ACT AS GUARDIAN.

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

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



PETER J. MAGRO, Principal

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STATE OF ILLINOIS))
) SS
COUNTY OF COOK))

The undersigned, a notary public, in and for the above county and state, certifies that PETER J. MAGRO, 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 additional witness 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.

Dated: February 17, 2003.

[Signature]
Notary Public

My commission expires _____



The undersigned witness certifies that PETER J. MAGRO, 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 the Principal to be of sound mind and memory.

Dated: Feb. 17, 2003 [Signature]
Witness

This document was prepared by:

BOEGER, HEERWAGEN, LUSTHOFF & BRENDEMUHL, P.C.
2914 South Harlem Avenue
Riverside, IL 60546-0190
(708) 442-0900