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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2015 02:33 PM Pg: 1 of 5

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

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 (see the back of this form). 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 21st day of May, 2015.

1. I, GEOFF BALZANO, who resides at 58 Creighton Avenue, London, UK N10 1NT, hereby appoint BARBARA CONDIT CANNING, of the law firm of Canning & Canning LLC, including her agents, who resides in Wilmette, Illinois, as my attorney-in-fact (my "agent") to act for me and in my name, 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 of 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 through the title of that category.

- (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.~~

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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- ~~(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): None.

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):

The Power to execute loan documents (including but not limited to, promissory note and mortgage), RESPA/HUD settlement statement, real estate contracts and amendments and any and all related documents on behalf of the principal for purchase of 2011 Schiller Avenue, Wilmette, Illinois ("Real Estate").

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 you 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 your death unless a limitation on the beginning date or duration is made by initialing and completing either (or both) of the following:

6. (GMB initial) This power of attorney shall become effective upon its execution.

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. (GMB initial) This power of attorney shall terminate thirty days after the closing of the Real Estate.

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 (each to act alone and successively, in the order named) as successor(s) to such agent: None.

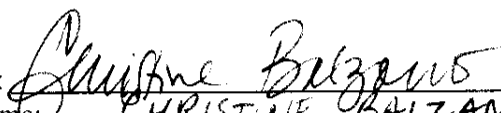
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9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

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

Signed: 
Principal Printed Name: GEOFF BALZANO

WITNESSED BY:

WITNESS Signature: 
Witness's Printed Name: CHRISTINE BALZANO

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 and should be returned to after recording:

Attorney Name: Barbara Condit Canning
Attorney Address: 1000 Skokie Blvd., Suite 355
Attorney Address: Wilmette, IL 60091


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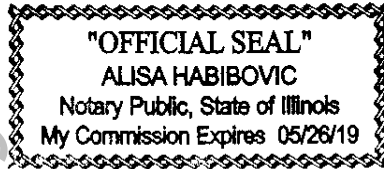
State of Illinois)
) SS.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that GEOFF BALZANO, known to me to be the same person whose name is subscribed as principals 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, if applicable.

Dated: 5-21-2015 (SEAL)

Notary Public: 

My commission expires 5/26/19



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EXHIBIT "A"

**LOT 1 IN SIGRID BORRE'S SUBDIVISION, A SUBDIVISION OF LOTS 3 AND 4 IN
BLOCK 5 IN SEGER'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE
NORTH WEST 1/4 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PROPERTY ADDRESS: 2011 SCHILLER AVENUE, WILMETTE, IL 60091

PIN: 05-33-105-020-0000

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