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PREPARED BY:
HARRISON COLEMAN, ESQ.
COLEMAN TALLEY LLP
3475 LENOX ROAD NE, SUITE 400
ATLANTA, GA 30326

Doc#: 1523829074 **Fee:** \$44.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2015 12:55 PM Pg: 1 of 4

**RECORDATION REQUESTED BY
AND RETURN TO:**
KIMBERLY AARON
FIRST AMERICAN TITLE COMPANY
SIX CONCOURSE PARKWAY, SUITE 2000
ATLANTA, GA 30328

**SPECIAL AND LIMITED POWER OF ATTORNEY
FROM *NOVATO MARTIN LLC*
IN FAVOR OF *TRIMONT REAL ESTATE ADVISORS, INC.***

THIS POWER OF ATTORNEY is given by Novato Martin LLC, a Delaware limited liability company, with its principal place of business at 1290 Avenue of the Americas, Suite 914, New York, NY 10104 ("*Novato Martin*").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Novato Martin is the owner of that certain property described on Exhibit "A" attached hereto and incorporated herein by reference (the "*Property*"); and

WHEREAS, the Property is currently serviced and administered by TriMont Real Estate Advisors, Inc., a Georgia corporation ("*TriMont*") under that certain Servicing Agreement dated as of March 1, 2011 (the "*Servicing Agreement*"); and

WHEREAS, this Power of Attorney is being made and delivered under, and shall be utilized in furtherance of, the terms and conditions of the Servicing Agreement, and Novato Martin avers that any person may rely on the authorities and powers granted hereunder and any actions of the Attorneys taken pursuant to such authorities and powers as the valid, binding and enforceable actions of Novato Martin without further reference to or production of the Servicing Agreement; and

WHEREAS, Novato Martin is desirous of entering into this Special and Limited Power of Attorney (this "*Power of Attorney*") to appoint TriMont and any officer or agent thereof, with full power of substitution, as its true and lawful attorney-in-fact with full power and authority to take any action, exercise any and all rights and remedies under the Loan Documents and to execute or endorse any and all documents and instruments in furtherance of the purposes and objectives described herein.

NOW, THEREFORE, Novato Martin, acting through its duly authorized officer, does hereby:

1. constitute and appoint each authorized officer and agent (which are referred to collectively as "*Attorneys*" and individually as "*Attorney*") of TriMont, individually, as a true and lawful attorney for Novato Martin (but only for the purposes set forth herein);

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a. to institute the sale, conveyance, assignment, transfer or exchange of the Property;

b. to stabilize, preserve, manage, maintain, sell, assign, transfer, convey, exchange, pledge, hypothecate, rent, lease or otherwise dispose of all or any part of any Property; and to endorse, execute, seal, acknowledge, deliver, file and/or record (including with the appropriate public officials) any deed of the Property and any mortgage or any other security instrument for the pledge of the Property; and to endorse, negotiate, deliver and deposit any check, draft, money order or other form of payment instrument payable to Novato Martin and tendered as payment on or proceeds from the Property;

c. to take or cause to be taken through its attorneys, agents and/or representatives such other and further acts as the Attorney may deem necessary or prudent to protect and/or further the interests of Novato Martin with respect to the Property, including without limitation the initiation, maintenance, prosecution, defense and/or termination of any legal, statutory, bankruptcy and/or administrative proceedings arising out of or related to the Property; and to institute the sale, conveyance, assignment, transfer or exchange of any legal actions or judgments related to the Property;

3. further authorize and empower each such Attorney, for and in the name and stead of Novato Martin, to:

a. file and record this Special and Limited Power of Attorney with the appropriate public officials;

b. appoint and name such substitute attorneys with all authority and powers hereunder, provided that such substitute attorneys are duly elected and qualified officers of TriMont; and

c. otherwise carry out any of the other powers expressly or by implication granted in this Power of Attorney.

Novato Martin covenants and grants to the Attorneys full authority and power to execute any documents and instruments and to do and perform any act that is necessary or appropriate to effect the intent and purposes of the foregoing authority and powers hereunder. Novato Martin further ratifies and confirms each act that the Attorneys shall lawfully do or cause to be done in accordance with the authority and powers granted hereunder. The foregoing authority and powers shall not be deemed breached by reason of any action or omission of any Attorneys appointed hereunder. Novato Martin covenants and agrees that, from time to time at the request of TriMont, Novato Martin shall execute instruments confirming all of the foregoing authority and powers of any Attorneys. This Power of Attorney is unconditional and irrevocable by Novato Martin.

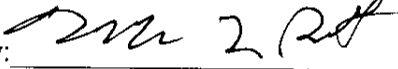
[SIGNATURES ON FOLLOWING PAGE]

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In Witness Whereof, Novato Martin LLC has caused this instrument to be signed by its duly authorized officer as of this 29 day of July, 2015, and made effective as of the 12th day of November 2013, the date upon which Novato Martin LLC was formed as a Delaware limited liability company by the filing of its Certificate of Formation.

NOVATO MARTIN LLC

a Delaware limited liability company

By: 

Name: **Michael Butler**

Its: **Secretary**

ACKNOWLEDGMENT

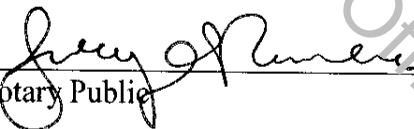
STATE OF NEW YORK

COUNTY OF NEW YORK

On the 29 day of July, 2015, before me, the undersigned, personally appeared Michael Butler, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

My commission expires:

JOSEPH J. BUTLER
Notary Public - State of New York
NO. 010600550
Qualified in New York County
My Commission Expires May 12, 2016


Notary Public

[Notary Seal]

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EXHIBIT "A"

LOT 23 AND 24 (EXCEPT THE NORTH 12 FEET THEREOF) IN BLOCK 56 IN SUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING'S COMPANY KNOWN AS WASHINGTON HEIGHTS IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Common address: 11151-11153 S. Vincennes Ave., Chicago, Illinois 60643

PIN: 25-19-205-033-0000

Property of Cook County Clerk's Office