

# UNOFFICIAL COPY



### LIMITED POWER OF ATTORNEY (With Durable Provision)

Doc#: 1536218020 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/28/2015 11:20 AM Pg: 1 of 2

TO ALL PERSONS, be it known, that I,  
**SCOTT M. ZAGURSKI AND KAREN A. ZAGURSKI**  
as Grantor(s), do hereby make and grant a limited and  
specific power of attorney to any representative of The  
Law Offices of Guillermo Alvarado, Ltd., and/or  
Guillermo Alvarado and appoint and constitute said  
individual as my attorney-in-fact.

My named attorney-in-fact shall have full power and  
authority to undertake, commit and perform only the  
following acts on my behalf to the same extent as if I  
had done so personally; all with full power of  
substitution and revocation in the presence. This power  
of attorney is specifically and only for the sole purpose  
of executing any act including, but not limited to,  
signing any document(s) or draft relative to the  
transaction of the property listed below. This power of  
attorney is to terminate immediately upon the closing of  
the sale of the property known as

Above Space for Recorder's Use Only

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

SEE ATTACHED LEGAL DESCRIPTION:

Prepared by & Marito:  
Guillermo Alvarado, Esq.  
The law office of Guillermo  
Alvarado, Ltd  
545 S. York Rd, Suite 100  
 Bensenville, IL 60106

Address of Real Estate: 9670 Franklin Ave, Unit 302, Franklin Park, Illinois 60131  
Property Index Number: 12-28-206-032-1017 (Volume no. 57-069)

The authority granted shall include such incidental acts as reasonably required or necessary to carry out and perform the  
specific authorities and duties stated or contemplated herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary  
capacity consistent with my best interests as my attorney-in-fact deems advisable, and I thereupon ratify all acts so carried out.

I agree to reimburse my attorney-in-fact all reasonable costs and expenses incurred in the fulfillment of the duties and  
responsibilities enumerated herein

#### Special durable provisions:

The power of attorney shall not be affected by subsequent incapacity of the Grantor. This power of attorney may be  
revoked by the Grantor by giving written notice of revocation to the attorney-in-fact, provided that any party relying in good faith  
upon this power of attorney shall be protected unless and until said party had either (a) actual or constructive notice of revocation, or  
(b) upon recording of said revocation in the public records where the Grantors resides.

Signed under seal this 2 day of Dec, 2015. Signed in the presence of:

Cindy Sauer  
Witness

[Signature]  
SCOTT M. ZAGURSKI

[Signature]  
Witness

[Signature]  
KAREN A. ZAGURSKI

State of Illinois )  
                              ) SS

County of DuPage )

On December 2, 2015, before me appeared SCOTT M. ZAGURSKI AND KAREN A. ZAGURSKI  
who is/are personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who is/are subscribed to  
be the one(s) within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument. WITNESS my hand and official seal.

Mary Elcurie  
Notary Public



CCRD REVIEWER RH

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## ALTA COMMITMENT 2006

File No. 1565395  
Associated File No:

## EXHIBIT A

PARCEL 1: UNIT NO. 302 IN THE CROSSINGS AT FRANKLIN STATION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN THE CROSSINGS AT FRANKLIN STATION CONSOLIDATION, BEING A RESUBDIVISION OF THAT PART OF LOT 6 THROUGH 19 AND LOT D, INCLUSIVE, LYING NORTHWESTERLY OF A LINE PERPENDICULAR TO FRANKLIN AVENUE COMMENCING 317.90 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK D IN THE FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF FRANKLIN PARK;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 30, 2005 AS DOCUMENT NO. 0518127119, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-30, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-14 and PS-30, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.