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Doc#: 1706049041 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2017 09:48 AM Pg: 1 of 4



Property of Cook County Clerk's Office

POWER OF ATTORNEY

Property Address: 1911 W Armitage Ave, #1F, Chicago, IL 60622

PIN: 14-31-401-055-1001

Legal Description: UNIT 1F, IN THE 1911-1913 W. ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 5 AND 6 IN BLOCK 39 IN SHEFFIELD'S ADDITION TO CHICAGO IN SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0328231215; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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POWER OF ATTORNEY

CHRISTINE SANDRA FLEISHMAN, (the Principal) does hereby constitute and appoint Michael Z. Margolies as Principal's lawful attorney (Attorney), in Principal's name, place and stead, and in connection with the sale of the property described on Exhibit A attached hereto and hereby made a part hereof to execute, sign, seal, acknowledge and deliver promissory note and other notes, mortgages and related documents and instruments, Deeds, Letters of Direction, Land Trust Agreements, Bills of Sale, Affidavits of Title, ALTA Statements, Closing Statements, Contracts, amendments to contracts, Fannie Mae addendum and other Fannie Mae documents, Transfer Tax Declarations, RESPA Statements, Disbursement Statements, Escrow Agreements, Personal Information Affidavits, disclosure statements concerning title insurance, receive and deliver proceeds and any an all other documents, instruments, letters and agreements, and to do every other act and thing necessary or proper for carrying into effect the terms of the agreement of purchase made by the Principal for the purchase of the said property in such manner that all of right, title, or interest in and to the said property may be effectually and absolutely conveyed and/or acquired as applicable by the Principal as if Principal were personally present at the closing of such sale.

In order to induce the Attorney to act as attorney in fact pursuant to the terms of this Power of Attorney, Principal does hereby agree that the Attorney may at any time, in his sole and absolute discretion, and without any liability to Principal or any third party, decline to exercise

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any of the powers granted to him hereunder, with or without notice, either generally or as to any specific transaction, occurrence or the like. Principal hereby waives and releases the Attorney from any and all liabilities, costs, expenses, damages, claims, losses, reasonable attorneys' fees, and the like which Principal may hereafter incur, suffer or be required to pay as a result of the exercise or nonexercise (whether rightly, wrongly, properly or improperly) of the powers granted to the attorney hereunder. Principal further agrees to indemnify and hold harmless the Attorney from any liabilities, costs, expenses, damages, claims, losses, reasonable attorneys' fees, and the like which the Attorney may incur, suffer or be required to pay as a result of the exercise or nonexercise (whether rightly, wrongly, properly or improperly) of the powers granted to them hereunder.

IN WITNESS WHEREOF, Principal has hereunto set Principal's hand and seal all on the day and year written.

Dated this 1ST day of February, 2017


CHRISTINE SANDRA FLEISHMAN

This instrument was prepared by:

Michael Z. Margolies
Attorney at Law
2201 Main Street
Suite 101
Evanston, Illinois 60202

After recording, return to:

Michael Z. Margolies, 2201 Main Street, Suite 101, Evanston, Illinois 60202

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The undersigned witness certifies that CHRISTINE SANDRA FLEISHMAN is 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 her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the Principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the Principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

February 1, 2017

Matthew E. Kress
Witness

State of Illinois)
) SS.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that CHRISTINE SANDRA FLEISHMAN, 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 witness Nathan E. Kress 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(s) of the agent(s)).

February 1, 2017

Clarence E. Carr Jr
Notary Public

My commission expires Nov 2, 2019

