

2165TM42284SK-EMG  
LIMITED POWER OF ATTORNEY



Doc#: 2109606308 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/06/2021 01:06 PM Pg: 1 of 4

**KNOWN BY ALL MEN BY THESE PRESENTS**, that I, **CESAR LANUZA TERAN**, have made, constituted, and appointed and **BY THESE PRESENTS** do make, constitute, and appoint **KEVIN F. BRENNAN**, (my "agent") to act for me and my name, place and stead to transact all business, and make, execute, acknowledge, and deliver all miscellaneous documents, notes, trust deeds, mortgages, loan documents, assignments of rents, waivers of homestead rights, affidavits, bills of sale, deeds of conveyance, ALTA statements, RESPA settlement statements and other instruments, and to endorse and negotiate checks and bills of exchange requisite or proper to effect the acquisition of my interest, if any, in the property commonly known as: **851 Turnberry Lane, Northbrook, IL 60062**, legally described as follows:


**SEE ATTACHED LEGAL DESCRIPTION.**

**PIN: 04-14-301-089-0000.**

all as effectually in all respects as I could do personally, giving and granting unto said agent full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that said agent shall lawfully do or cause to be done by virtue thereof.

**\*THIS POWER OF ATTORNEY SHALL SURVIVE THE DISABILITY OF THE PRINCIPAL AND SHALL EXPIRE ON MAY 31, 2021.**

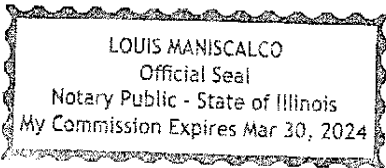
Date: 03/15/2021

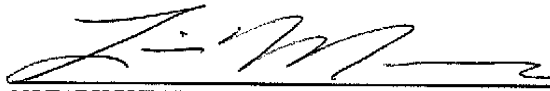
  
\_\_\_\_\_  
CESAR LANUZA TERAN

State of ILLINOIS )  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CESAR LANUZA TERAN, personally known to me to be the same person whose name is 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.

Given under my hand and official seal, this 15<sup>th</sup> day of March, 2021.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission expires: 3-30-2024

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## EXHIBIT "A"

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR, AND RKZ VENTURE GROUP, L.L.C., AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND RKZ VENTURE GROUP, L.L.C., AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS. EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

### BUILDING SITE 82

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1788.53 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 165.78 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 851 TURNBERRY LANE), FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT

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EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST, 52.77 FEET; 2) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 23.55 FEET; 3) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST, 26.56 FEET; 4) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 20.92 FEET; 5) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST, 2.00 FEET; 6) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 12.17 FEET; (7) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST, 10.66 FEET; 8) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 2.67 FEET; 9) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST, 15.83 FEET; 10) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 2.67 FEET; 11) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST, 23.02 FEET; 12) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 20.00 FEET; 13) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST, 8.00 FEET; 14) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 5.00 FEET; 15) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST, 1.83 FEET; 16) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 14.62 FEET; 17) SOUTH 43 DEGREES 55 MINUTES 06 SECONDS EAST, 8.27 FEET; 18) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST, 5.62 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 11.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 2887 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 851 TURNBERRY

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION"), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND CONDITIONS OF THE GROUND LEASE.

**PARCEL III:**

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE DECLARATION.

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## EXHIBIT "B"

### LIMITED COMMON AREA FOR BUILDING SITE 82

THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1788.53 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 165.78 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 851 TURNBERRY LANE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 11.17 FEET; 2) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST, 5.62 FEET; 3) NORTH 43 DEGREES 55 MINUTES 06 SECONDS WEST, 8.27 FEET; 4) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 14.62 FEET; 5) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 1.83 FEET; 6) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 5.00 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST, 81.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 36.67 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST, 21.33 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.