

# UNOFFICIAL COPY

## POWER OF ATTORNEY FOR SALE OF REAL PROPERTY

I, FREDERICK HENRY BALBONI II, hereby designate JONATHAN L. MILLS (hereafter referred to as "my Attorney") as my attorney-in-fact, and hereby authorize my Attorney, and grant my Attorney the power, to execute in my name any and all documents which my Attorney, in my Attorney's sole discretion, deems necessary or advisable for the purpose of my sale of the property in Cook County, Illinois legally described as follows:

The North 28.50 Feet of the South 78.70 Feet of the West 20.0 Feet of Lot 70, and the North 29.50 Feet of the South 79.70 Feet of Lot 70 (except the West 20.0 Feet thereof) in Culvers Addition to Chicago, a subdivision of the South 20 Rods of the North 60 Rods, also the South 1/4 of the North East 1/4 of the North West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

and commonly known as 420 WEST WELLINGTON, CHICAGO, ILLINOIS 60657, permanent index number 14-28-109-018 (hereinafter referred to as the "Property"), notwithstanding the fact that any such document may contain representations, warranties, or indemnifications which survive the closing of the sale of the Property. Without limiting the generality of the foregoing, my Attorney is hereby authorized and empowered to execute, in my name, contracts and amendments to contracts to sell the Property; deeds of conveyance of the Property or, if applicable, letters of direction and directions to convey issued to the land trustee holding title to the Property; bills of sale and other documents conveying fixtures, equipment, and personal property situated on the Property or otherwise to be conveyed in connection with the sale of the Property; affidavits of title; ALTA statements, personal information affidavits, outbuilding affidavits, personal undertakings, and other documents which may be necessary to cause or induce the insurer of title to waive, or to endorse over, exceptions to title insurance coverage purchased by me for the benefit of the purchaser or purchasers of the Property; certifications that I am not a foreign seller within the meaning of Section 1445 of the Internal Revenue Code, certifications as to my name, address, and social security number, transfer and transaction tax declarations or exemptions, and other documents required by federal, state, county, or local governments; and closing statements, RESPA statements, escrow disbursement authorizations, commission receipts, and other documents reciting the amount and distribution of the proceeds of sale of the Property.

IN WITNESS WHEREOF, I have executed this power of attorney at Chicago, Illinois this 31st day of July, 1992.

*Frederick Henry Balboni II*  
 Frederick Henry Balboni II

First American Title Order: C 56526 18/70

\$23.50  
 DEPT-01 RECORDING  
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 #9529 # C # - 92-897927  
 COOK COUNTY RECORDER

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This document prepared by:

When recorded mail to:

Jonathan L. Mills  
Gottlieb and Schwartz  
111 East Wacker Drive  
Suite 2700  
Chicago, Illinois 60601

Scott Nathanson  
3001 North Southport  
Avenue  
Chicago, Illinois 60657

## WARRANTY DEED



Property Address: 420 West Wellington, Chicago, Illinois 60657  
Permanent Index number: 14-28-109-018

Jonathan L. Mills, not personally but solely as attorney-in-fact for FREDERICK HENRY BALBONI II, a bachelor, under Power of Attorney for Sale of Real Property dated July 31, 1992 (a copy of which is attached hereto), 201 Kent Street, Sydney NSW 2000, Australia ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warrant to MICHAEL S. HYMAN and STEPHANIZ A. HYMAN, husband and wife, 1460 North Sandburg, Chicago, Illinois 60610 ("Grantees"), as tenants by the entirety, the real estate in Cook County, Illinois legally described in the back hereof, hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Grantor's warranties are subject to: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Easements and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Easements or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1992 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Easements.

Dated November 24, 1992.

DEPT-01 RECORDING 125.50  
T#3333 TRAN 9347 12/01/92 12:28:00  
#9530 & C \* 92-897928  
COOK COUNTY RECORDER

*Jonathan L. Mills*  
Jonathan L. Mills, not personally but solely as attorney-in-fact for Frederick Henry Balboni II under Power of Attorney for Sale of Real Property dated July 31, 1992

First American Title Order 056526 20/40

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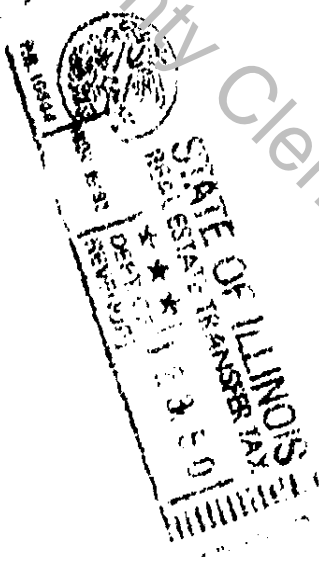
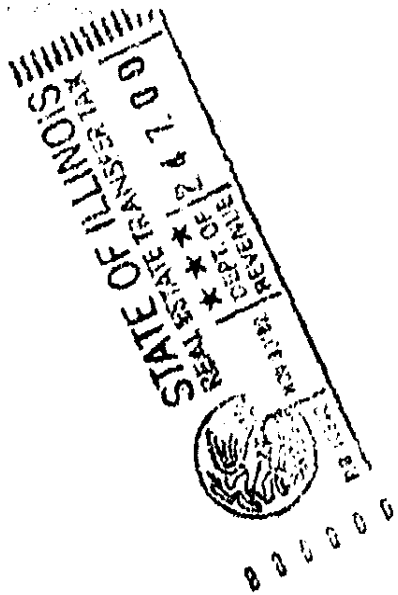
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8/1/2013

PROPERTY OF  
COOK COUNTY  
CLERK'S OFFICE

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Property of Cook County Clerk's Office