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LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, David R. Herzog, not individually but solely in his capacity as trustee in bankruptcy for James R. Carter, in case 94 B 5161, has made, constituted and appointed, and BY THESE PRESENTS, does hereby make, constitute and appoint Warren J. Nickel the undersigned's true and lawful Attorney, with full power and authority to take, at any time and from time to time during the period from and after the date hereof until August 5, 1994, or such time as such appointment shall be revoked by the undersigned, all or any one or more of the following actions, for the undersigned and in the undersigned's name, place and stead:

(a) To sell and convey the following parcel of real estate, including improvements thereon, situated in the County of Cook, State of Illinois, to wit:

See attached legal description, common address
2323 N. Newland, Chicago

(b) To execute all real estate sales contracts, deeds, assignments and all other documents and to do all acts necessary and proper to execute, sign, seal, acknowledge and deliver any agreement, letter of direction, deed and all other documents necessary and proper for the sale of all right, title or interest to the aforesaid parcel of real estate for a purchase price not less than \$129,000.00 so that such property may be effectually and absolutely conveyed to the purchaser or purchasers thereof, his or their assigns, or to such other person or persons and in such manner and form as he or they shall direct or appoint.

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RECORDED

BOX 156

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DEPT-01 RECORDING
140011 TRAN 3323 08/11/94 11:38:00
#4811 # RV #--94-713093
COOK COUNTY RECORDER \$25.00

10/21
600145

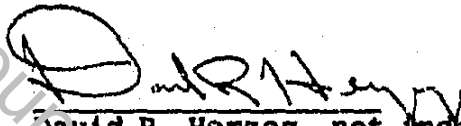
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(c) To execute all other documents and to do all acts necessary and proper to authorize and enable said purchaser or purchasers to deliver all proceeds from said sales solely to the undersigned.

Revocation of the appointment of said Attorney by the undersigned shall not be effective until said Attorney has received actual notice of revocation or August 5, 1994, whichever is earlier, and said Attorney shall not be liable to the undersigned for any action taken by said Attorney prior such time.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Power of Attorney at Chicago, Illinois, this 2nd day of August, 1994.

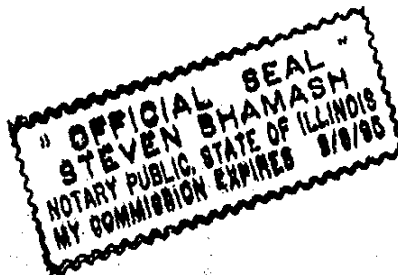

David R. Herzog, not individually but solely in his capacity as trustee in bankruptcy for James R. Carter, in case 94 B 5161

EIN
Social Security No:

36-2771868

SUBSCRIBED AND SWORN TO before me this 2nd day of August, 1994.


NOTARY PUBLIC



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Property of Cook County Clerk's Office

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LOT 6 IN BLOCK 11 IN MONT CLARE, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 AND OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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