

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

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POWER OF ATTORNEY

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    )

KNOW ALL MEN BY THESE PRESENTS, that I, RICHARD KROHN, of R K FINANCIAL SERVICES, and that we, JAMES A. SPEAR, MICHAEL PIERCE, ROBERT GOLDSTEIN, and MICHAEL WALTER, as Partners of Berger/Goldstein; (individuals comprising the Principals of the Joint Venture known as 200 E. Delaware Joint Venture have made, constituted and appointed and by these presents do make, constitute, and appoint my attorney, JAMES A. SPEAR, as my true and lawful attorney for me and in my name, place and stead, to have the power of sale, purchase, acquisition, mortgage, management, disposition and/or control of all my interest in and to the following described property:

UNIT 17 A AND 18 A AS DELINEATED ON PLAN OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREIN AFTER REFERRED TO AS "PARCEL"); LOTS 11 TO 16 IN ALLMEYDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 14, 1969 AND KNOWN AS TRUST NUMBER 53951 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22300553 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

P.I.N. 17-03-214-014-1015  
          17-03-214-014-1016

*200 E. Delaware, Unit 17-18  
Chicago, Ill. 60611*

My said attorney shall further have the authority to purchase, acquire, contract to purchase and sell, to sell and convey said property to any Grantee whomsoever for such sum, on such terms and with such agreements as to her shall seem proper; including the deed or conveyance of my homestead rights, if any; to make, execute, acknowledge and deliver good and sufficient conveyances for the same upon any such consideration and with any such clauses, covenants and agreements to be therein contained as my said attorney shall think fit and convenient; to make, execute, deliver and acknowledge such mortgages, deed of trust; mechanic's lien contracts, construction loan agreements, interim financing agreements, long term financing agreements, and other forms of encumbrances thereon as my attorney shall deem necessary; to contract debts, liens, or obligations with reference thereto and to evidence the same by the execution of such promissory note or

THIS INSTRUMENT WAS PREPARED BY: LINDA KAY STATON, ATTORNEY AT LAW, 7344 N. WESTERN AVE, CHICAGO, IL 60645 312 508-9300

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Property of Cook County Clerk's Office

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notes or other written evidence thereof as my attorney shall deem necessary until the same shall be sold, to demise or lease said property to such person or persons and for such rent as she may see fit; and to ask, demand, recover, collect and receive all sums of money which shall become due and owing to me by means of recovery thereof, to compound and agree for the same and to execute and deliver sufficient acquittances, releases and discharges therefore as well as of any lien or liens securing any obligation arising in connection therewith. Nothing herein contained shall authorize my said attorney to alter, modify or change any loan documentation, terms or provisions with respect to the loan and mortgage made by any BANK, unless such change shall be with express written consent of said mortgagee. To exercise other such powers as may be necessary or desirable with respect to the sale, purchase, mortgage, disposition, management and herein enumerated or not; in particular, to enable my said attorney to act under changed conditions, the exact nature of which cannot now be foreseen, it being intended to vest in my said attorney, and I do hereby vest in my said attorney, full power to control and manage said property, giving and granting to my said agent and attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in connection with said property as fully, to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming whatsoever my said agent and attorney-in-fact shall or may do by virtue hereof.

I hereby agree and represent to those persons dealing with my said agent and attorney-in-fact that this power of attorney shall not terminate on disability of the principal and may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the County Clerk of Cook County, Illinois, except that, if this power of attorney has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void and without any further action at 11:59 P.M., C.S.T., on the 31ST day of December 1994.

IN WITNESS WHEREOF, I have hereunto set my hand this 29<sup>th</sup> day of September, 1994.

Principals of 400 E. Delaware Joint Venture

R.K. Financial Services

*Richard Krohn*  
Richard Krohn

Berger/Goldstein Partners

*James A. Spear*  
James A. Spear

*Michael Pleros*  
Michael Pleros

*Robert Goldstein*  
Robert Goldstein

*Michael Malter*  
Michael Malter

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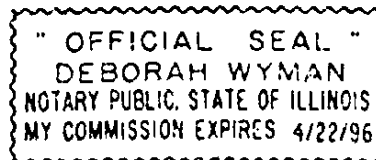
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STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    )

I, DEBORAH WYMAN, a Notary Public in and for said county and state, do hereby certify that RICHARD KROHN of R K FINANCIAL SERVICES, JAMES A. SPEAR, MICHAEL PIERCE, ROBERT GOLDSTEIN, and MICHAEL MALTER of BERGER/GOLDSTEIN personally known to me to be the same person whose names are inscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29<sup>th</sup> day of September, 1994.

Deborah Wyman



MAIL TO: PETER N. KAMBEROS  
THREE FIRST NATIONAL PLAZA  
CHICAGO, ILLINOIS 60602

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