

95467254

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR AGENT) BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT WAIVE A COURT OR YOUR AGENT TO EXERCISE GRANTED POWERS, BUT YOUR POWERS ARE EXERCISED BY YOUR AGENT WITH CARE IN THE CARE OF ALL YOUR INTERESTS AND IN ACCORDANCE WITH THE LAW. YOU WILL BE RESPONSIBLE FOR SUCH BUSINESS AND FINANCIAL DECISIONS TAKEN AS WELL AS A COURT MAY TAKE AWAY THE POWERS OF YOUR AGENT IF IT FEELS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME ONE OR MORE AGENTS UNDER THIS FORM, BUT NOT CO-AGENTS, UNLESS YOU EXPRESSLY STATE THE DURATION OF THE POWER IN THE APPROPRIATE PROVISIONS BELOW UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT. YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY, ONE OF WHICH THIS FORM IS A PART. SET THE BACK OF THE FORM THAT HAVE EXPRESS TERMS IN THE TITLE AND DIFFERENT FORMS OF POWER OF ATTORNEY. IF YOU DESIRE, IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

Power of Attorney made this 1st day of May 1995

TEEPLE
ANNA SARNA & MARY C. SARNA/2246 West 47th Place, Chicago, IL

hereby appoint EDWARD M. LUPA and/or JUDITH LUPA JOHNSON 5796 Archer Ave., Chicago, IL 60638

as my attorney in fact to represent me and in my name to do, and to do in person, with respect to the following powers, or defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property," law, including all amendments, but subject to any limitations on or additions to the specified powers, set forth in paragraph 2 or 3 below.

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY, YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- (a) Real estate transactions
- (b) Financial institution transactions
- (c) Stock and bond transactions
- (d) Tangible personal property transactions
- (e) Safe deposit box transactions
- (f) Insurance and annuity transactions
- (g) Retirement plan transactions
- (h) Social Security, employment and military pension benefits
- (i) Tax matters
- (j) Claims and litigation
- (k) Commodity and option transactions
- (l) Business operations
- (m) Borrowing transactions
- (n) Estate transactions
- (o) All other property, powers, and transactions

LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW:

2. The powers granted above shall not include the following powers, or shall be modified or limited in the following particulars thereina, may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent:

DEPT-01 RECORDING \$27.50
T00001 TRAN 8920 07/19/95 09:58:00
#8220 ÷ CG * -95-467254
COOK COUNTY RECORDER
DEPT-10 PENALTY \$4.00

3. In addition to the powers granted above, I grant my agent the following powers, and you may add any other delegable powers including, without limitation, power to make, pay, exercise or waive any appointment, name or change beneficiary of, or to terminate or revoke, in whole or in part, any trust(s) that, referred to below:

YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHER, YOU SHOULD KEEP THE NEXT SENTENCE. OTHERWISE, IT SHOULD BE STRICKEN.

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

RELATORMY SERVICES # 67204

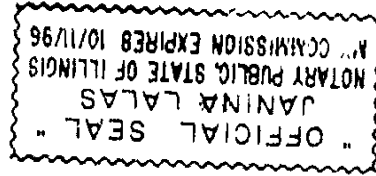
95467254

Handwritten initials and date: R 27/5/95

UNOFFICIAL COPY

HEATH LEVA JOHNSON 5796 Archer Avenue, Chicago, Illinois 60638

10-11-96



Anna Sarina and Mary C. Sarina-Teepie

ILLINOIS

Mary C. Sarina-Teepie

Anna Sarina

Anna Sarina

HEATH LEVA JOHNSON 5796 Archer Ave., Chicago, IL 60638

DAY AFTER THE SALE OF REAL ESTATE

MAY 11, 1995

UNOFFICIAL COPY

Page 1

NAME: EDWARD M. LUPA
ADDRESS: 5796 Archer Ave.
CITY: Chicago, IL 60638

RECORDER'S OFFICE

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION

Lot 28 and the West 19 Feet of Lot 29 in Block 1 in McDavid and Rhoad's Subdivision of Blocks 15 and 16 of Stone and Whitney's Subdivision of the North Half of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, excepting therefrom the lands of the Pittsburgh, Cincinnati and St. Louis Railroad, and the Western Avenue Blvd., in COOK COUNTY, ILLINOIS.

STREET ADDRESS: 2246 West 47th Place, Chicago, Illinois

PERMANENT TAX INDEX NUMBER: 20-07-101-045-0000

THE SPACE ABOVE IS NOT PART OF OFFICIAL STATUTORY FORM. IT IS ONLY FOR THE AGENT'S USE IN RECORDING THIS FORM WHEN NECESSARY FOR REAL ESTATE TRANSACTIONS.

Section 3-4 of the Illinois Statutory Short Form Power of Attorney for Property Law

95107213

Section 3-4. Explanation of powers granted in the statutory short form power of attorney for property. This Section defines each category of powers listed in the statutory short form power of attorney for property and the effect of granting powers to an agent. When the title of any of the following categories is retained (not struck out) in a short form power of attorney, the effect will be to grant the agent all of the principal's rights, powers and decisions with respect to the types of property and transactions covered by the retained category, subject to any limitations or other granted powers that appear in the title of the form. The agent will have authority to exercise each granted power for and in the name of the principal with respect to all of the principal's interests in every type of property or transaction covered by the granted power at the time of exercise, whether the principal's interests are direct or indirect, whole or fractional, legal or equitable, contractual or non-contractual, as a joint tenant or tenant in common or held in any other form, but the agent will not have power under any of the statutory categories (a) through (c) to make gifts of the principal's interests, to exercise powers to appoint to others or to change any beneficiary whom the principal has designated to have the principal's interests at death under any will, trust, joint tenancy, beneficiary form or contractual arrangement. The agent will be under no duty to exercise granted powers to assume control of, or responsibility for, the principal's property or affairs, but when granted powers are exercised, the agent will be required to use due care to act for the benefit of the principal in accordance with the terms of the statutory power of attorney and will be liable for negligent exercise. The agent may act in person or through others reasonably employed by the agent for that purpose and will have authority to sign and deliver all instruments, negotiate and enter into all agreements and do all other acts reasonably necessary to implement the exercise of the powers granted to the agent.

(a) **Real estate transactions.** The agent is authorized to buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust), collect all rent, sale proceeds and earnings from real estate, convey, assign and accept title to real estate, grant easements, create conditions and restate rights of homestead with respect to real estate, create and trusts and exercise all powers under land trusts, hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate, pay, contest, protest and compromise real estate taxes and assessments, and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

(b) **Financial institution transactions.** The agent is authorized to open, close, conduct and withdraw funds and deposits in any type of financial institution (which term includes, without limitation, banks, trust companies, savings and building and loan associations, credit unions and brokerage firms), deposit in and withdraw from and write checks on any financial institution account or deposit, and, in general, exercise all powers with respect to financial institution transactions which the principal could if present and under no disability.

(c) **Stock and bond transactions.** The agent is authorized to buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments); collect, hold and safekeep all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities, exercise all voting rights with respect to securities in person or by proxy, enter into voting trusts and consent to limitations on the right to vote; and, in general, exercise all powers with respect to securities which the principal could if present and under no disability.

