

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 IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED 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 LAW OF WHICH THIS FORM IS A PART (SEE THE BACK OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY 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 2 ND day of AUGUST, 1995

WE THE UNDERSIGNED, JEANINE P DENT of WESTCHESTER, ILLINOIS, married to TIMOTHY C DENT, and JAMES J GRAMMAS and PATRICIA A GRAMMAS, of WESTCHESTER, ILLINOIS, married to each other,

hereby appoint: TIMOTHY C DENT of WESTCHESTER, ILLINOIS

as my ATTORNEY-IN-FACT (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as 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 inserted in paragraph 2 or 3 below:

FOR AND IN MY NAME TO MAKE, SIGN, SEAL, ACKNOWLEDGE, EXECUTE AND DELIVER GOOD AND SUFFICIENT NOTES, MORTGAGES, DEEDS OF TRUST AND TO EVIDENCE THE SAME BY EXECUTION OF SUCH PROMISSORY NOTE OR NOTES OR OTHER WRITTEN EVIDENCES THEREOF AS MY ATTORNEY SHALL DEEM NECESSARY, AND ON SUCH TERMS AND WITH SUCH AGREEMENTS AS TO HIM SHALL SEEM PROPER; AND TO EXERCISE SUCH OTHER POWERS AND EXECUTE SUCH OTHER DOCUMENTS AS MAY BE NECESSARY OR DESIRABLE WITH RESPECT TO THE PURCHASE AND FINANCING OF THAT PURCHASE BY TIMOTHY C DENT AND JAMES J GRAMMAS OF THE REAL ESTATE HEREINAFTER DESCRIBED, PER REAL ESTATE CONTRACT DATED MAY 19, 1995 BETWEEN TIMOTHY C DENT AND JAMES J GRAMMAS, BUYERS, AND BENNY T NICOLosi, SELLER; INCLUDING RELEASE OF ANY CLAIM, RIGHT, OR INTEREST THAT WE MAY HAVE ON ACCOUNT OF BEING MARRIED TO SAID TIMOTHY C DENT AND JAMES J GRAMMAS, INCLUDING HOMESTEAD RIGHTS.

(18209531) 2013 CUT VINE
LOT 4 IN BLOCK 4 IN MIDLAND DEVELOPMENT COMPANY'S HIGH RIDGE PARK FIRST ADDITION, BEING A RESUBDIVISION OF THE EAST 117.34 FEET OF LOTS 147 TO 201 AND LOTS 202 TO 311, LOTS 338 TO 395, LOTS 448 TO 505, LOTS 558 TO 615 AND LOTS 642 TO 751 IN WILLIAM ZELOSKY'S HIGH RIDGE PARK IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. PIN# 15-26-106-051

COMMONLY KNOWN AS 1316 HEIDORN AVENUE, WESTCHESTER, ILLINOIS 60154

(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 (here you 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):

NOT APPLICABLE

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke amend any trust specifically referred to below):

NONE

(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 OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

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.

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKEOUT THE NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

J.P.D. / [Signature]

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UNOFFICIAL COPY

(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANYTIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

6. () This power of attorney shall become effective on AUGUST 2, 1995 (insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)

7. () This power of attorney shall terminate on AUGUST 3, 1995 (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

8. If any agent named by me shall die, become resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent. NONE

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician. (IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed Jeanine P Dent
Signed James J Grammas
Signed Patricia A Grammas

DEPT-01 RECORDING \$23.50
T#0001 TRAN 9234 08/10/95 12:53:00
#4206 CG *-95-528994
COOK COUNTY RECORDER
DEPT-10 PENALTY \$20.00

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)

Specimen signature of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

Jeanine P Dent
(principal)

James J Grammas
(principal)
Patricia A Grammas
(principal)

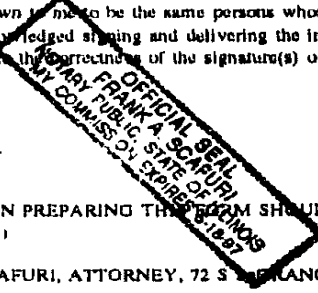
(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW)

State of ILLINOIS)
) ss.
County of COOK)

The undersigned, a notary public in and for the above county and state, certifies that JEANINE P DENT, JAMES J GRAMMAS, AND PATRICIA A GRAMMAS known to me to be the same persons whose name are subscribed as principal to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth and certified to the correctness of the signature(s) of the agent(s).

Dated: AUGUST 2, 1995

Frank A Scafuri
Notary Public



(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by: FRANK A SCAFURI, ATTORNEY, 72 S. GRANGE RD, SUITE 5, LaGRANGE, IL 60525

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