

# UNOFFICIAL COPY

## POWER OF ATTORNEY

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199010 FRANK 4267 05/21/95 12:25:00  
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The undersigned, IGNACIO R. PEREZ, hereby appoints GERALD A. PRENDERGAST, a sample of whose signature appears below, the true and lawful agent and attorney for me and in my name to perform all of the following acts with respect to the transactions contemplated under that certain Real Estate Contract ("Agreement") dated June 7, 1995 made by ELL SELPH as buyer and, IGNACIO R. PEREZ, as seller, for real property commonly known as 2210 W. 117th Place, Chicago, Illinois.

1. To execute, deliver or accept any and all documents required, contemplated, or deemed advisable by my attorney, including the Real Estate Sales Contract, to consummate the transactions or perform any duty of The Seller under the Agreement, including, but not limited to, the following:

a. Documents amending the Agreement (so long as any such amendments do not materially adversely affect the interests of IGNACIO R. PEREZ;

b. Documents directing the payment of the Purchase Price under the Agreement;

c. Documents with respect to title insurance required by any title insurance company (including ALTA Statements and policy endorsements);

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d. Closing statements, escrow agreements or instructions, and all other documents required or delivered at the Closing; and

e. Documents required by any lender with respect to the transactions contemplated under the Agreement and any loan or financing arrangements made in connection therewith.

2. To receive and receipt for proceeds with respect to apportioned items, to pay apportioned items, and to act in all other respects on behalf of myself with respect to the transactions contemplated under the Agreement.

The powers and authorities granted herein shall not be affected, impaired, or exhausted by non-exercise thereof or by any one or more exercises thereof. My attorney shall exercise or fail to exercise the powers and authorities granted herein in each case as my attorney, in my attorney's own absolute discretion, deems desirable or appropriate under existing circumstances. I hereby ratify and confirm as good and effectual, at law or in equity, all that my attorney, and any agents and attorneys appointed by my attorney, and their agents, associates and substitutes, may do by virtue hereof. However, despite the above provisions, nothing herein shall be construed as imposing a duty on my attorney to act or assume responsibility for any matters referred to above or other

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matters, even though my attorney may have power or authority hereunder to do so.

If any power or authority hereby sought to be conferred upon my attorney should be invalid or unexercisable for any cause or not recognized by any person or organization dealing with my attorney, the remaining powers and authorities given to my attorney hereunder shall nevertheless continue in full force and effect.

No person relying upon this power of attorney shall be required to see to the application and disposition of any moneys, other property paid to or delivered to my attorney, or my attorney's substitute, pursuant to the provisions hereof.

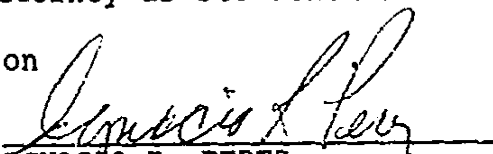
The power of attorney shall be governed by the laws of the State of Illinois.

Specimen signature of my attorney:

  
GERALD A. PRENDERGAST

IN WITNESS WHEREOF, the undersigned hereby certifies to the genuineness of the signature of my attorney as set forth above and have signed this power of attorney on

By:

  
IGNACIO R. PEREZ

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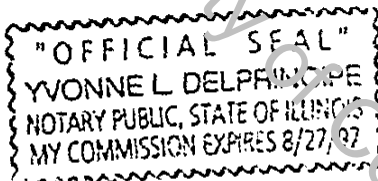
02/22/2025

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COURT REPORTER  
STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that IGNACIO R. PEREZ, personally known to me to be the same person whose name is subscribed to the foregoing Power of Attorney, appeared before me this day in person and acknowledged that he, sealed and delivered the said Power of Attorney as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 2d day of August, 1995.



*Yvonne L. DelPrince*  
\_\_\_\_\_  
Notary Public

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12/12/2012



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\*Resubdivision

LOT FOURTEEN (14) (EXCEPT THE NORTH 85 FEET THEREOF) IN BLOCK THREE (3) IN WALKER'S RESUBDIVISION OF BLOCK "C" IN THE RESUBDIVISION OF BLOCKS A, B, C, D, E, F, I, K, L, M, N, O, Q, R, S, T, U, V AND LOTS 1 TO 10 BOTH INCLUSIVE, IN BLOCK "G" AND LOTS 1 TO 17 BOTH INCLUSIVE AND 24 TO 32 IN BLOCK "H" IN MORGAN PARK WASHINGTON HEIGHTS, BEING PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, WEST OF PROSPECT AVENUE, AND PART OF THE WEST HALF (1/2) OF SECTION 19, WEST OF PROSPECT AVENUE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED APRIL 2, 1891 AS DOCUMENT NUMBER 1443432 IN BOOK 48 OF PLATS, PAGE 22, IN Cook County Illinois.

PERMANENT INDEX NUMBER: 25-19-110-018

PREPARED BY:

MAIL TO: GERALD G. PRENDERGAST  
10032 SOUTH KEDZIE AVE.  
EVERGREEN PARK, IL 60805

PROPERTY ADDRESS.

2210 W. 117TH PLACE  
CHICAGO, IL 60643

A. N. T. N.

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