UNOFFICIAL COPY

Marc S. Lichtman

150 North Wacker Drive

Soite 1060

Chicago, Illinois 60606

RDER'S OFFICE BOX NO. ...

	DEPT-01 RECORDING	\$27.50
	T00011 TRAN 2716 07/29/96	
•	*9857 * RV *-96-5	1/0020
-	DEPT-10 PENALTY	\$24.00

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION

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LOT 24 IN BLOCK IN HEAFIELD AND KIMBELL'S SUBDIVISION OF LOT 2 OF KIMBELL'S SUBDIVISION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 1). EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE 25 ACRES IN THE NORTHEAST CORNER), IN COOK COUNTY, ILLINOIS

Commonly Known as: 270° North Ridgeway, Chicago, Illinois

Permanent Index Number: 13-26 304-023

9057652**0** 

STREET ADDRESS: 2709 North Ridgeway, Chicago, Illinois
PERMANENT TAX INDEX NUMBER 13-26-304-023

24.00P AB

THE SPACE ABOVE IS NOT PART OF OFFICIAL STATUTORY FORM. IT IS ONLY FOR THE AGENT!" LISE IN RECORDING THIS FORM WHEN NECESSARY FOR REAL ESTATE TRANSACTIONS.

## Section 3-4 of the Illinois Statutor, Short Form Power of Attarney for Property Law

Section 3-4. Explanation of powers granted in the statutory short form power of attorney for property. The bettion delines 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 statutory property power form, the effect will be to grant the agent all of the principal's rights, powers and discretions which respect to the types of property and transactions covered by the retained category, subject to any limitations on the granted powers that appear on the lace 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, equitable or contractual, as a joint terant or tenant in comman or held in any other form; but the agent will not have power under any of the statutory categories (a) through (a) to make gifts of the principal's property, to exercise powers to appoint to others or to change any beneficiary whom the principal has designated to take the principal's interests at death under any will, trust, joint tenancy, beneficiary lorm or contractual arrangement. The agent will be under no duty to exercise granted powers or to assume control of or responsibility for the principal's project 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 matutory property power 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 e

- (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 release rights of homestead with respect to real estate; create land trusts and exercise all powers under land trusts; hold, passess, maintain, repair, imprave, subdivide, manage, operate end 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, continue and control all accounts 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 band transactions. The agent is authorized to: buy and sell all types of securities (which term includes, without limitation, stocks, bands, mutual lunds 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.

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AMERICAN LEGAL FORMS © 1993 Form No. 800 CHICAGO, IL (312) 372 1922

Page

Illinois Power of Attorney Act Official Statutory Form 755 ILCS 4573-3, Effective January, 1993

## 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 COUPT. 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 FUELY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERIT, J. AVI'' 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 WAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

EXPLAIN IT TO YOU.) Momer of Attorney made this 8th day of July John Stettner, 300 South Route 59, Apt. 304, Ingleside, Illinois 60041 Gabriele Stettner, 8023 North Laramie, Skokie, Illinois 60077 as my attorney-in-fact (my "agent") to act for me and in my name (in a 17 year) 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 a rendments), but subject to any limitations on or additions to the specified powers inserted 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. (g) Retirement plan transactions. (I) Business operations. (b) Social Security, employment and military service (b) Financial institution transactions. (m) Barrowing transactions. (c) Stock and bond transactions. benefits. (n) Estate transactions. (a) All other property powers and (d) Tangible personal property transactions. (i) Tax matters. (e) Safe deposit box transactions. (i) Claims and litigation. transactions. (k) Commodity and option transactions. (f) Insurance and annuity transactions. ILIMITATIONS 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 was on borrowing by the agent). ATTORNEYS' NATIONAL LE NETWORK 3. In addition to the powers granted above, I grant my agent the following powers (here you may odd any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically 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 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.

- the agent is authorized to; buy and self, lease, exchange, collect, passess and take title to all tangible personal property; (d) Tongible personal property transactions move, store, ship, restore, maintain, repair, imprive, majore, preserve in sure on I subject langible personal property, and in general, exercise all powers with respect to tangible personal property which the principal could if present and under no disability.
- (e) Safe deposit box transactions. The agent is authorized to: open, continue and have access to all safe deposit boxes; sign, renew, release or terminate any safe deposit contract; drill or surrender any safe deposit box; and, in general, exercise all powers with respect to safe deposit matters which the principal could if present and under no disobility.
- (f) Insurance and annuity transactions. The agent is authorized to: procure, acquire, continue, renew, terminate or otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, accident, health, disability, automobile casualty, property or liability insurance); pay premiums or assessments on or surrender and collect all distributions, proceeds or benefits payable under any insurance or annuity contract; and, in general, exercise all powers with respect to insurance and annuity contracts which the principal could it present and under no disability.
- (g) Retirement plan transactions. The agent is authorized to: contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock banus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plant; select and change payment options for the principal under any retirement plan; make rollover contributions from any retirement plan to other retirement plans or individual retirement occounts; exercise all investment powers available under any type of self-directed retirement plans; and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the principal could if present and under no disability.
- (h) Social Security, mamployment and military service benefits. The agent is authorized to: prepare, sign and file any claim or application for Social Security. unemployment or military set ice senefits; sue far, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any occount, siller, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, lederal, local or fareign statute or regulation; aid, in general, exercise all powers with respect to Social Security, unemployment, military service and governmental benefits which the principal could if present and under to disability.
- (i) Tax matters. The agent is authorized to: Fig., verify and file all the principal's federal, state and local income, gift, estate, property and other tax returns, including joint returns and declarations of estimated tax; pay all tax's, claim, sue for and receive all tax refunds; examine and copy all the principal's tax returns and records; represent the principal before any federal, state or local revenue agency or to sing body and sign and deliver all tax powers of attorney on behalf of the principal that may be necessary for such purposes; waive rights and sign all documents on behalf of the principal as required to settle, pay and determine all tax liabilities; and, in general, exercise all powers with respect to tax matters which the principal could if present and under no disability.
- (j) Claims and litigation. The agent is outhorized to: institute, presecute, defend, abandon, compromise, arbitrate, settle and disposa of any claim in favor of or against the principal or any property interests of the principal; collect and receipt for air / claim or settlement proceeds and waive ar release all rights of the principal; employ attorneys and others and enter into contingency agreements and other contracts as in connection with litigation; and, in general, exercise all powers with respect to claims and litigation which the principal could if present and under no disability.
- (k) Commodity and aption transactions. The agent is authorized to: buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and receipt for all proceeds of any such transactions; establish or continue option occounts for the principal with any securities or futures broker; and, in general, exercise all powers with respect to commodities and options which the principal could if present and under no disability.
- (1) Business operations. The agent is authorized to: organize or continue and conduct any business (which term includes, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation) in any form, whether as a proprietorship, joint venture, varitiership, corporation, trust or other legal entity; operate, buy, self, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the approximant of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the principal could if present and under no disability.
- (m) Borrowing transactions. The agent is authorized to: borrow money; mortgage or pledge any real estate or tangible or intangul's p isonal property as security for such purposes; sign, renew, extend, pay and satisfy any notes or other forms of obligation; and, in general, exercise all powers with respect to secured and unsecured borrowing which the principal could if present and under no disability.
- (n) Estate transactions. The agent is authorized to: accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the principal; assert any interest in and exercise any power over any trust, estate or property subject to liduciary control; establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could if present and under no disability; provided, however, that the agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the principal or require the trustee of any trust for the benefit of the principal to pay income or principal to the agent unless specific authority to that end is given, and specific reference to the trust is made, in the statutory property power form.
- (a) All other property powers and transactions. The agent is authorized to: exercise all possible powers of the principal with respect to all possible types of property and interests in property, except to the extent the principal limits the generality of this category (a) by striking out one or more of categories (a) through (n) or by specifying other limitations in the statutory property power form.

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YOUR AGENT WILL BE ENTITLED TO FEMELIESEM NO FOR ALL REASON ABLE TYP INSID IN TURRED AT A CHINO WITHEN THIS YOUR OF ATT NEXT SENTENCE IF YOU DO NOT WANT YOUR GINT TO ALSO BE IN TILED TO JEAN NABLE COMPENSATION FOR STRVICES AS AGEN	ORNEY, STRIKE OUT THE IT.)
5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of aftorney.	
(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOC GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEAT ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)	ATION, THE AUTHORITY TH UNLESS A LIMITATION
6. ( ) This power of attorney shall become effective on	
(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first tate effect)	
7. ( ) This power of attorney shall terminate on <u>after the closing of the real estate at 2</u> (mean a future dote or event, such as court determination of your disability, when you want this power.	2709 North
Ridgeway, Chicago, Illinois, which real estate is legally described on the	
(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARABLE.  8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to a	
in the order namical) as successor(s) to such agent:	
For purposes of this paragraph P, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompete the person is unable to give prompt cris intelligent consideration to business matters, as certified by a licensed physician.	ent or disabled person or
LIF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINT NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THE WILL SERVE YOUR BEST INTERESTS AND WELFAR!. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIA	AT SUCH APPOINTMENT
9. If a guardian of my estate (my properly) 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 erm and understand the full import of this grant of powers to my agent.	
JOHN STETTNER JOHN	
(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT, NO SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)	YOU INCLUDE SPECIMEN
Specimen signatures of agent (and successors)  L'aline better	ors) ore correct
GABRIELE STETTNER (OGENT)  JOHN STETTNER	
(puncipal)	
(twicesex openit) (principal)  (THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)	-
0,	
Stote of Illinois	
County of Take ) SS.	
The undersigned, a natary public in and for the above county and state, certifies that.  Line is the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me in person 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 significant process.)	
1 11 8 1941.	
Dored:	
Mart & BEAUTY	
My Commission expires June 4, 1998	
(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INT	SREST IN REAL ESTATE.)
This document was prepared by:	
Marc S. Lichtman, Attorney at Law, Marc S. Lichtman & Associates, Ltd., 150 Drive, Suite 1060, Chicago, Illinois 60606	North Wacker