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. DEPT-01 RECORDING \$27.50
. T#0014 TRAN 8241 08/23/96 15:07:00
. #1986 # JW *-96-650503
. COOK COUNTY RECORDER

Property of Cook County Clerk's Office

POWER OF ATTORNEY

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MP

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N9601526 MSP
2 of 4

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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 RECORDED OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS YOUR 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 ~~AND~~ 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. 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.)

X
POWER OF ATTORNEY made this 16 day of AUGUST, 1996.

1. I, FLORENCE K. NAJJAR, of 533 Westgate Terrace, Streamwood, Illinois 60107, hereby appoint my son: ANTOINE J. NAJJAR of 533 Westgate Terrace, Streamwood, Illinois 60107 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):

- a. Real estate transactions.
- b. Tangible personal property transaction.
- c. Financial Institution Transactions.
- d. Borrowing Transactions.
- e. All other property powers and transactions.

2. 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.

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

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4. (FN) This power of attorney shall become effective as of the date of execution of this power.

5. (FN) This power of attorney shall terminate on the closing and disbursement of funds on the property located at 40 East Delaware Place, Chicago, IL 60611.

6. 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.

X SIGNED James Phillip Habel 2402-6425-772N
Principal

X SOCIAL SECURITY # 320503469

State of Illinois)
County of Cook) SS.

The undersigned, a notary public in and for the above county and state, certifies that FLORENCE K. NAJJAR, known to me to be the same person(s) whose name is 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 and purposes therein set forth.

X Dated August 16, 1946 (Seal)

Notary Seal: Martha Edith Canham
Notary Public, State of Illinois
My Commission Expires 02/15/58

X Martha Edith Canham
Notary Public

This document was prepared by: & Mail To:
JAMES PHILLIP HABEL, 851 Dovington Ct. Hoffman Est. IL 60194



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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 1105 IN THE FORTY EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND LOCATED IN THE EAST 2/3 OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS MORE FULLY DESCRIBED THEREIN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1995 AS DOCUMENT NUMBER 95905942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THIS DEED IS ALSO SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ILLINOIS CONDOMINIUM PROPERTY ACT AND THE MUNICIPAL CODE OF CHICAGO; (3) THE CONDOMINIUM DOCUMENTS (AS DEFINED IN THE PURCHASE AGREEMENT FOR THE UNIT), INCLUDING ANY AMENDMENTS AND EXHIBITS THERETO; (4) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (5) ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE; (6) EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ON RECORD, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE RECORDER'S OFFICE AS DOCUMENT NUMBER 96078942; (7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS OR THE UNIT; (8) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER IS WILLING TO INSURE WITHOUT COST TO GRANTEE.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF THE DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE GRANTOR HEREUNDER ("GRANTOR") ALSO HEREBY GRANTS TO THE GRANTEE ("GRANTEE"), ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE GRANTEE IN THIS DEED IS EITHER THE TENANT OF THE UNIT THAT EXERCISED ITS OPTION TO PURCHASE SAID UNIT OR THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE ITS OPTION TO PURCHASE THE UNIT.

ADDRESS OF PROPERTY: 40 EAST DELAWARE PLACE
UNIT 1105
CHICAGO, ILLINOIS 60611

PART OF PERMANENT REAL ESTATE TAX NOS.: 17-03-209-013
17-03-209-014
17-03-209-015

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