

## UNOFFICIAL COPY

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21PINDERSKI & PINDERSKI, LTD.  
ATTORNEYS AT LAW

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DEPT-D1 RECORDING	\$25.50
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#6571 + C.J. *-96-660190	

COOK COUNTY RECORDER

DEPT-10 PENALTY

\$22.00

## ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY

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 PURCHASE, 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 A POWER IS EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM. 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 GRANTED HEREIN THROUGHOUT YOUR LIFEETIME. EVEN AFTER YOU BECOME DISABLED, THE POWERS YOU GIVE TO YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 8-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY" (OR PROPERTY LAW) BY WHICH THIS FORM IS A PART (SEE BACK OF THIS FORM). THAT THE 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 20 day of August, 1996JAMES EDWARD ERBS

25 ATLANTIC AVENUE

N. HANOVER, NH

Power of attorney given to DANIEL T. FRIMMEYER

400 E. MAIN ST., BARRINGTON

as my attorney-in-fact ("agent") to act for me and in my name, in any way that I would act in person, with respect to the following powers but subject to any limitations set forth in paragraph 8 or 9 hereof:

- Real estate transactions
- Powers of sale and disposition
- Goods and business operations
- Transfer property transactions
- Safe deposit box operations
- Investments and annuity transactions
- Retirement plan transactions
- General business, employment and military service benefits
- The exercise
- Charity and election
- Community and other transactions
- Business operations
- Renting transactions
- Estate management
- All other property powers and transactions

8. The powers granted above shall not include the following powers or shall be limited or limited in the following manner:

9. In addition to the powers granted above, I grant my agent the following powers:

4. My agent shall have the right by written instrument to delegate to 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 my agent, including any successor, named by me who is acting under this power of attorney at the time of delegation.

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

6. This power of attorney shall become effective on THE DAY OF EXECUTION OF THIS DOCUMENT.7. This power of attorney shall terminate on THE CLOSING AND DISBURSEMENT ON 1994 CROWN DR., NEWHAMS, IL 60040.

8. If my agent named by me shall die, become legally disabled, resign or refuse to act, I name the following as successors to said agent, to act alone and successively, in the order named:

9. If a guardian of my person is needed to be appointed, I nominate the following person to serve as my guardian:

10. If a guardian of my estate (property) is needed to be appointed, I nominate the following person to serve as my guardian of my estate:

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

Principal

I certify that the signatures of my agent/successors are correct.

Agent

Principal

Agent

Principal

Agent

Principal

New Hampshire, County of Rockingham,  
State of Illinois, County of Cook, Ill.

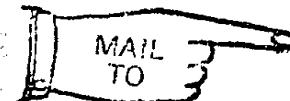
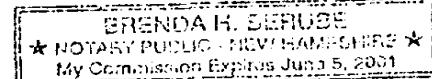
Attest: Brenda H. Berube, Esq.

The undersigned, a Notary Public in and for the County and State above, certifies that the principal herein is personally known to be the same person whose name is subscribed as principal to this power of attorney, appeared before me and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes set forth therein, and certification of the signatures thereof.

Date: August 20 19 96Brenda H. Berube

Notary Public

This document prepared by

Pinderski & Pinderski, Ltd.  
118 West Colfax  
Palatine, Illinois 60067Name: James Edward Erbs  
Address: 118 W. Colfax  
Rockingham, IL 60067  
Phone: (708) 256-5220  
Fax: (708) 256-4506

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**Section 2-4. 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 statutory property power of attorney, the agent will be so granted the agent all of the principal's rights, powers and responsibilities with 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 face of the form. The agent will have the authority to exercise such 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 execution, whether the principal's interests are direct or indirect, whole or in part, legal, equitable or ownership, as a joint tenant, or tenanted in common or held in any other form; but the agent will not have power under any of the statutory categories set forth through to make gifts of the principal's property, to exercise power to nominate or elect or to change any beneficiary whom the principal has designated, or to settle the principal's interests at death under any will, trust, joint tenancy, tenanted in common or partnership arrangement. The agent will be under no duty to determine greater or lesser or to assume control of or responsibility for the principal's property or interests. If, when granted powers are exercised, the agent will be required to use due care for the benefit of the principal in accordance with the terms of the statutory property power and will be liable for negligent exercises. The agent may not in person or thru others reasonably employed by the agent for that purpose and will have authority to sign and deliver all instruments, documents and papers into all agreements and do all other acts reasonably necessary to implement the exercises 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 a land, plantation, real estate subject to a land trust and all beneficial interests in and powers of diversion under any land trust); collect all real, personal proceeds and earnings from real estate, wages and salaries due to real estate; grant assignments, or assignments and releases rights of ownership with respect to real estate, all its land trusts and exercises all powers under land trusts; hold, possess, maintain, repair, improve, administer, manage, operate and insure real estate; pay, cancel, prorate 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, maintain and control all accounts and deposits in any type of financial institution (which term includes, without limitation, banks, trust companies, savings 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, liquid and release all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities; exercise 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.

(d) Tangible personal property transactions. The agent is authorized to buy and sell, lease, exchange, collect, possess and take title to all tangible personal property, move, store, ship, return, mortgage, repair, improve, manage, preserve, insure and dismantle tangible 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, examine and have access to all safe deposit boxes; sign, renew, release or terminate any safe deposit contract; kill or surrender the safe deposit box; and, in general, exercise all powers with respect to safe deposit boxes which the principal could if present and under no disability.

(f) Insurance and annuity transactions. The agent is authorized to procure, acquire, evidence, renew, terminate or otherwise deal with any type of insurance or security contract (which term includes, without limitation, life, accident, health, disability, automobile casualty, property or liability insurance; pay premiums or contributions on or surrender and collect all distributions, proceeds or benefits exercisable under any insurance or security contract; and, in general, exercise all powers with respect to insurance and annuity contracts which the principal could if 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 bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); 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 accounts; exercise all investment powers available under any type of self-directed retirement plan; 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, unemployment and military service benefits. The agent is authorized to prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; prevail, defend or appeal to any claim, contest, receipt fee, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service and government benefits which the principal could if present and under no disability.

(i) Tax matters. The agent is authorized to sign, 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 consolidated tax pay all taxes thereon due for and reduce all the refunds, credits and carryovers of all the principal's tax returns and exercise all powers under any federal, state or local revenue agency or taxing 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 authorized to institute, prosecute, defend, abandon, compromised, stipulate, settle and dispose of any claim in favor of or against the principal or any property interests of the principal; collect and receipt for any claim of settlement proceeds and waive or release all rights of the principal; employ attorneys and others and enter into contingency agreements and other contracts as necessary 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 option transactions. The agent is authorized to buy, sell, exchange, assign, convert, settle and expedite commodity futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and remit for all proceeds of any such transaction; establish or continue option accounts 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.

(l) Business operations. The agent is authorized to organize or continue to conduct any business (which term includes, without limitation, and forming, purchasing, selling, retailing or other type of business operation in any form, or as a proprietor, joint venture, partnership, corporation, trust or other legal entity); operate, buy, sell, expand, contract, liquidate or dissolve any business; if so, control, supervise, manage or participate in the operation of any business; sign, negotiate, compensate and discharge business managers, employees, agents, partners, accountants and consultants; and, in general, exercise all powers with respect to all business interests and operations which the principal could if present and under no disability.

(m) Borrowing and lending. The agent is authorized to borrow money, mortgage or pledge any real estate or tangible personal property as security for sum certain, to sign, renew, extend, pay and satisfy any notes or other forms of obligations and, in general, exercise all powers with respect to borrowed and unsecured borrowing which the principal could if present and under no disability.

(n) Estate transactions. The agent is authorized to consent, receipt for, exercise, release, reject, renounce, accept, decline, demand, sue for, claim and receive 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 fiduciary, executorial, or testamentary trust, agency or the like; and, in general, exercise all powers of the estate of the principal and its then distributees to the legal representatives of the estate of the principal; and, in general, exercise all powers with respect to any trust 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 remove or appoint a legal revocable or amendable by the principal or regulate the trustee of any trust for the benefit of the principal to pay income or principal to the agent unless specifically so directed and given, and specific references to the trust in made, in the statutory property power form.

(o) 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 (b) through (q) or by specifying other limitations in the statutory property power form.

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LOT 15 IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF INVERNESS, ILLINOIS.

COMMON ADDRESS: 1944 CHEVIOT DRIVE, INVERNESS, ILLINOIS 60010

PERMANENT INDEX NUMBER: 02-18-101-018

END OF SCHEDULE A

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