

# UNOFFICIAL COPY



## ILLINOIS DURABLE POWER OF ATTORNEY FOR PROPERTY

97481864

. DEPT-01 RECORDING \$29.50  
. T40011 TRAN 8159 07/03/97 14:31:00  
. #6489 + KP #-97-481864  
. COOK COUNTY RECORDER

MAIL TO:

Garr & DeMaestri, LTD.  
50 Turner Ave.  
Elk Grove Village, IL 60007

RECORDER'S STAMP

POWER OF ATTORNEY made this 31 day of May, 1996. 7950

1. I (we), Richard F. Baruch and Melinda B. Thompson, hereby appoint LEE D. GARR OR RAY J. DE MAERTELAERE of the Law Firm of GARR & DE MAERTELAERE, LTD., REAL ESTATE SERVICES CORPORATION'S\* AUTHORIZED REPRESENTATIVE, OR a duly authorized OFFICER OF SAH REAL ESTATE SERVICES CORPORATION,\* as our attorney-in-fact (our "Agent") to act for us and in our name (in any way we could act in person) with respect to transactions relating to Real Property commonly known as 339 W. Webster Unit 9, Chicago, Illinois, (the "Property") and legally described as:

(SEE EXHIBIT "A", ATTACHED HERETO)

2. I (we) grant our agent the following specific powers with respect to the Property:

(a) to make, execute and deliver any deed, mortgage or lease, whether with or without covenants or warranties, relating to the Property, to insert the name or names of the grantee(s) who will purchase the property and to make any and all necessary changes or additions to any such deed, mortgage or lease;

(b) to execute a listing and/or sale agreement for the Property;

(c) to enter upon and take possession of the premises, including, but not limited to, any buildings or other structures located on the Property;

(d) to obtain insurance of any kind, nature or description whatsoever on any of the Property and/or in connection with the management, use or occupation thereof and/or on any personal property belonging to me (us) on such Property and/or relating to the rents, issues and profits arising therefrom, and to make, execute and file claims and/or proof(s) of all loss(es) sustained or claimable thereunder, and all other related instruments, and to make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise;

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(e) to demand, sue for, collect, recover and receive all goods, claims, debts, monies, interests and demands whatsoever now due, or that may hereafter be due or belong to me (us) (including the right to institute any action, suit or legal proceeding at law or in equity for the recovery of any such Property or any portion thereof which I (we) may be entitled to possess), and to make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise;

(f) to defend, settle, adjust, submit to arbitration and compromise all actions, suits, accounts, claims and demands whatsoever with respect to the Property which now are, or hereafter may be, pending between me (us) and any person, firm, association, corporation or other entity in such manner and in all respects as my (our) attorney shall think fit;

(g) to hire accountants, attorneys at law, clerks, inspectors, appraisers, brokers, workmen and others, and to remove them, and to pay and allow to the persons so employed such salaries, wages or other remuneration as my (our) attorney shall think fit with respect to the Property;

(h) to constitute and appoint one or more attorneys for me (us) with full power of revocation; and

(i) without in any way limiting the foregoing, generally to do all other things reasonably necessary to maintain the Property and ultimately to convey it, or to lease said Property if necessary or do any other necessary act relating to the Property.

3. I (we) specifically authorize our agent to direct the title insurance company, if any, involved in any sale transaction relating to the Property to pay proceeds to the Law Firm of BARR & DE MAERTELAERE, LTD., and, moreover, I (we) specifically assign and set over unto PHH Real Estate Services Corporation\* all of my/our right, title and interest in and to any mortgage escrow/impound fund account with any lender with which we may have or had a mortgage, any mortgage payments made by PHH Real Estate Services Corporation\* on my/our behalf, and any future refund or adjustment payments. By reason of the foregoing, PHH Real Estate Services Corporation\* is the real party in interest as seller of the Property for all purposes, including, but not limited to any federal, state or local tax and information reporting requirements.

I (we) do hereby ratify and confirm all acts whatsoever that my (our) attorney shall do or cause to be done relating to the Property by virtue of this Power of Attorney. To induce any third party to act hereunder, I (we) hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination shall have been received by such third party, and I (we), for myself (ourselves) and for my (our) heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party free and against any and all claims that may arise against such third party by reason of such third party having relied upon the provisions of this Power of Attorney.

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4. My (our) 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 our Agent may select, but such delegation may be amended or revoked by any Agent (including any successor) named by us who is acting under this Power of Attorney at the time of reference.

5. (x) This Power of Attorney shall become effective upon my (our) signing of the same.

6. I (we) are fully informed as to all the contents of this form and understand the full import of this grant of powers to our Agent.

\*N/K/A HFS Mobility Services, Inc.

Signed: X  
Richard F. Baruch

Signed: Melinda S. Thompson  
Melinda S. Thompson

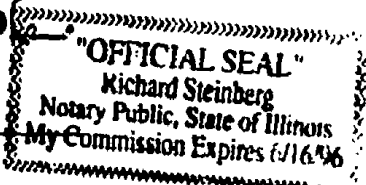
(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED.)

State of Illinois ) AS TO THE SIGNATURE OF Melinda S.  
County of Cook ) SS Thompson.

The undersigned, a Notary Public in and for the above County and State, certifies that ~~Richard F. Baruch~~ Melinda S. Thompson, known to me to be the same person(s) whose name(s) is/are subscribed as Principal(s) 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(s), for the uses and purposes therein set forth.

Dated: May 3, 1995

[Signature]  
Notary Public



My commission expires: 6-16-96

This document was prepared by:

GARR & DE MAERTELAEERE, LTD.  
Attorneys at Law  
50 Turner Avenue  
Elk Grove Village, Illinois 60007  
(708) 893-8777

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## EXHIBIT A

Unit Number 1 in 339 Webster Townhouse Condominium as delineated on a survey of the following described real estates: Lots 12 and 13 in the Subdivision of Block 19 in Canal Trustees' subdivision in Section 33, Township 46 North, Range 14 also part of Lot 1 in the resubdivision of Lots 1, 2, 3 and 4 in the Subdivision of Lots 10 and 11 in Block 19 of Canal Trustees' Subdivision aforesaid which survey is attached as Exhibit "A" to the Declaration of condominium recorded as Document Number 87183594 together with its undivided percentage interest in the common elements in Cook County, Illinois. Parcel 2: Easement for the benefit of Parcel 1 created in Grant of Easement, recorded October 20, 1987 as Document 87567086, on and over the following described property: (A) Commencing at the Northwest corner of said Parcel A (described in Document No. 87487062); thence Easterly along the North line of said parcel, a distance of 9.53 feet; thence South at a right angle from said North line a distance of approximately 1.50 feet to the intersection with the Westerly line of said Parcel A; thence Northwest along said Westerly line of said Parcel A to the point of beginning; for the purpose of construction, erection and maintenance of footings, foundations, wall and other structures constituting or supporting any part of the buildings on Parcel 1; (B) Commencing at the South East corner of parcel A; (described in Document No. 87487062); thence Southwesterly along the Southern lot line approximately 77.16 feet to its intersection with the Westerly lot line of Parcel A. thence Northwest 4.0 inches along the said Westerly lot line, thence Northeast along a line parallel with the Southern lot line of Parcel A to the point of intersection with the eastern lot line of Parcel A, thence Southeast along said Eastern lot line of the point of beginning; (B1) Commencing at the South West Corner of Parcel A; (described in Document No. 87487062); thence Northwest along the Western lot line of Parcel A, 20.09 feet, thence Northeast 4.0 inches along a line parallel with the Southern lot line of Parcel A, thence Southeast along a line parallel with the Western lot line of Parcel A to its intersection with the Southern lot line of Parcel A, thence Southwest along the Southern lot line of Parcel A to the point of beginning; for the purpose of construction, erection and maintenance of gutters, drains and downspouts to serve buildings on Parcel 1 together with 10.55 percent undivided interest in the Common Elements of the 339 Webster Townhouse Condominium and all rights and easements appurtenant to the above described Unit, including without limitation of the foregoing, all appurtenant rights; in the common and limited common elements (including the exclusive use of parking space, No. 1 in the Main Garage), all as set forth in the Declaration of Condominium Ownership of the 339 Webster Townhouse Condominium, recorded as Document No. 87183594 in the Office of the Cook County Recorder of Deeds, to have and to hold the same forever.

Permanent Index Number: 14-33-206-056-1009

Common Address: 339 W. Webster Unit 9, Chicago, Illinois

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WARRANTY DEED

MAIL TO:  
Neil Ross, Esq.  
1 E. Oak  
Chicago, IL 60611

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T00011 TRAN 8159 07/03/97 14:31:00  
6490 KP #-97-481865  
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:  
Mr. & Mrs. DeVries  
333 W. Webster Unit I  
Chicago, IL 60614

RECORDER'S STAMP

GRANTOR(S), Richard F. Baruch and Melinda A. Thompson, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Jon B. DeVries and Judith P. DeVries, husband \* of 2737 B Janssen, Chicago

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in the County of Cook <sup>HAND WIFE</sup> in the State of Illinois, TO HAVE AND TO HOLD the following described real estate, not in Tenancy in Common, ~~but~~ in JOINT TENANCY; ~~but AS TENANTS BY THE ENTIRETY~~

Unit Number I in 339 Webster Townhouse Condominium as delineated on a survey of the following described real estate: Lot - 12 and 13 in the Subdivision of Block 19 in Canal Trustees' subdivision in Section 33, Township 40 North, Range 14 also part of Lot 1 in the resubdivision of Lots 1, 2, 3 and 4 in the Subdivision of Lots 10 and 11 in Block 19 of Canal Trustees' Subdivision aforesaid which survey is attached as Exhibit "A" to the Declaration of condominium recorded as Document Number 87183594 together with its undivided percentage interest in the common elements in Cook County, Illinois. Parcel 2: Easement for the benefit of Parcel 1 created in Grant of Easement, recorded October 20, 1987 as Document 87567086, on and over the following described property: (A) Commencing at the Northwestern corner of said Parcel A; (described in Document No. 87487062; thence Easterly along the North line of said parcel, a distance of 0.53 feet; thence South at a right angle from said North line a distance of approximately 1.50 feet to the intersection with the Westerly line of said Parcel A; thence Northwesternly along said Westerly line of said Parcel A to the point of beginning; for the purpose of construction, erection and maintenance of footings, foundations, wall and other structures constituting or supporting any part of the buildings on Parcel 1; (B) Commencing at the South East corner of parcel A; (described in Document No. 87487062); thence Southwesterly along the Southern lot line approximately 77.16 feet to its intersection with the Westerly lot line of Parcel A, thence Northwesternly 10 inches along the said Westerly lot line, thence Northeasterly along a line parallel with the Southern lot line of Parcel A to the point of intersection with the eastern lot line of Parcel A, thence Southeasterly along said Eastern lot line of the point of beginning; (B1) Commencing at the South West Corner of Parcel A; (described in Document No. 87487062; thence Northwesternly along the Western lot line of Parcel A, 20.09 feet, thence Northeasterly 4.0 inches along a line parallel with the Southern lot line of Parcel A, thence Southeasterly along a line parallel with the Western lot line of Parcel A to its intersection with the Southern lot line of Parcel A, thence Southwesterly along the Southern lot line of Parcel A to the point of beginning; for the purpose of construction, erection and maintenance of gutters, drains and downspouts to serve buildings on Parcel 1 together with 10.55 percent undivided interest in the Common Elements of the 339 Webster Townhouse Condominium and all rights and easements appurtenant to the above described Unit, including without limitation of the foregoing, all appurtenant rights; in the common and limited common elements (including the exclusive use of parking space No. 1 in the Main Garage), all as set forth in the Declaration of Condominium Ownership of the 339 Webster Townhouse Condominium, recorded as Document No. 87183594 in the Office of the Cook County Recorder of Deeds, to have and to hold the same forever.

ATGF, INC

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