

# UNOFFICIAL COPY

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GIT 4205328

POWER OF ATTORNEY made this 1st day of DECEMBER, 1997

1. I, MARISOL DUENAS, of Chicago, IL hereby appoint:

**JULIO G. TELLEZ, of Chicago, Illinois**

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 the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) Tangible personal property transactions.
- (d) Tax matters.
- (e) All other property powers and transactions .

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 prohibitions or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

NO LIMITATIONS

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

**ANY AND ALL NECESSARY POWERS REQUIRED TO COMPLETE THE SALE OF THE PROPERTY COMMONLY KNOWN AS 5745 SOUTH KOMENSKY, CHICAGO, ILLINOIS.**

4. My agent shall have the right by written instrument to delegate only 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.

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 DECEMBER 1st 1997.

7. This power of attorney shall terminate on DECEMBER 31, 1997.

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 act alone and successively, in the order named) as successor(s) to such agent

NONE

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or on adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

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9. If a guardian of my estate (my property) 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 form and understand the full import of this grant of powers to my agent.

Specimen signatures of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

JULIO G. TELLEZ, Agent

MARISOL DUENAS, Principal

State of Illinois }  
County of Cook } SS.

DEPT-01 RECORDING \$23.50  
T#0009 TRAN 0779 12/22/97 15:48:00  
#3418 CG \*-77-963351  
COOK COUNTY RECORDER  
DEPT-10 PENALTY \$20.00

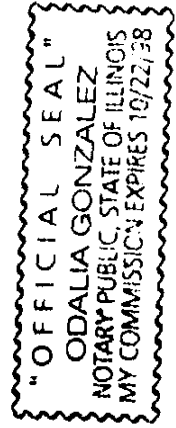
The undersigned, a notary public in and for the above county and state, certifies that JULIO G. TELLEZ and MARISOL DUENAS, to be the same persons whose name are subscribed as principal and agent to the going power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth (and certified to the correctness of the signature(s) of the agent(s)).

Dated: Dec 1, 1998

Odalia Gonzalez  
Notary Public

My commission expires 10/22/98

This document was prepared by: JULIO G. TELLEZ, P.C.  
4433 W. Touhy  
Lincolnwood, IL 60466



### LEGAL DESCRIPTION:

LOT 17 IN BLOCK 1 IN FIRST ADDITION TO MARQUETTE ROAD TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 ( EXCEPT THE STREETS AND HIGHWAYS) IN SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NO.: 19-22-407-016 VOL. 400

COMMONLY KNOWN AS 6745 SOUTH KOMENSKY, CHICAGO, ILLINOIS, v. 0629

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