ILLINOIS DURABLE POWER OF ATTORNEY FOR

PROPERTY

MAIL TO: GOTT : Dollar feldere 50 Turver sive SK Grove Village

. DEFT-01 RECORDING

\$27.50

- . T#0009 TRAN 7536 03/10/97 15:33:08
- \$0007 # SK #-97-162915

COOK COUNTY RECORDER

RELURDER'S STAMP

POWER OF ATTORNEY made this 192 day of Quentu

1. ((we), Stephen L. Brown and Tiffani S. Brown. married to each other, hereby appoint ILE D. GARR DR RAY J. DE MAERTELAERE of the Law Fire of GARK & DE WERTELAERE, LTD., PHH REAL ESTATE SERVICES EMRPHRATHEN'S AMHORIZED REPRESENTATIVE, OR a duly authorized OFFICER OF PHH HIAL ESTATE SERVICES CURPORATION, 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 2654 West Medill Street, #206, Chicago, Illinois, (the "Property") and legally described as!

LISEE EXHIBIT "A", FUTHLHED HERETON ATGF, INC

- l (we) grant our agent the following specific powers with respect to the Property:
- ia) to make, execute and deliver any word, mortgage or leased whether with or without covenants or warranties, relating to the Property, to insert the name or names of the grantees who will purchash the property and to wake any and all necessary changes or additions to any such deed, mortgage or lease;
 - th) to execute a listing and/or sale agreement for the Property;
- ic) to enter upon and take possession of the premises, including, time not limited to, any buildings or other structures located on the Property:
- to obtain insurance of any kind, nature or description (d) whatsnever 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 he due or belong to se (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 he entitled to possess), and to make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise;
- to defend, settle, adjust, submit to arbitration and " ompromise all actions, suits, accounts, claims and demands whatsoever with respect to the Property which now are, or hereafter may be, pending tietween me (NA) and any person, firm, association, corporation or other entity in such manner and in all respects as my (our) attorney shall think fit:
 - to him accountants, attorneys at law, clerks, inspectors, approximers, 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
 - tis 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.
 - I (we) specifically authorize our agent to direct the title insurance company, if any, involved in any sall transaction relating to the Property to pay proceeds to the Law Fire of GARR & DE MAERTELAERE. iti., and, moreover, I (we) specifically assign and set over unto PHH Heal 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 Heal Estate Services Corporation on my/our behalf, and any future refund or adjustment payments. By reason of the foregoing, Pra Real Estate hervices Corporation is the real party in interest as feller of the Property for all purposes, including, but not limited to my federal, state or local tax and information reporting requirements.
 -) (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 ! (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 from 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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- 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 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.
- This Power of Attorney shall become effective upon my tour! signing of the same.
- 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.

Signed:

OFFICIAL SEAL MARIE A ALLEN

NOTARY PUBLIC. STATE OF ILLINOIS

MY COMMISSION EXPIRES.02/22/00 Merie 4 Alic (14)5 POWER OF ATTORNEY WILL MAT BE EFFECTIVE UNLESS IT IS NOTARIZED.)

State of SS County of .

the undersigned, a Notary Public in and for the above County and State, certifies that Stephen L. Brown and Tiffani S. Brown, married to each other, 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 tiefore we in person and acknowledged signing and delivering instrument as the free and voluntary act of the Principal(s), for the uses and purposes therein set forth.

199 6 Dated:

Public

OFFICIAL SEAL **ADJUFO SESMA**

MOTARY PUSLIC, STATE OF ILLINOIS MY COMMISSION EXPINES: 11/27/89 MARANA MA

My commission expires:

This document was prepared by:

GARN & OC MOURTLLACKE, LTD. Attorneys at Law 50 Turner Avenue llk Grove Village, Illinois 6000/ (788) 593-8777

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EXHIBIT A

Parcel 1: Unit 206 in Medill Street Lofts Condominium as delineated on a survey of the following described real estate: Lots 10 to 15 inclusive in Block 1 in C.E. Wooley's Subdivision of 7 1/2 acres East of and adjoining the West 10 acres of the Northeast Quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, which survey is attached as exhibit "A" to the Declaration of Condominium recorded as Document Number 95738626 together with its undivided percentile agreest in the common elements, in Cook County, Illinois

Parce) 2: The Exclusive right to the use of P-206, a limited common element as delineated on the survey attached to the Declaration aforeward recorded as Document 95738626.

Permanent Index Number:

13-36-201-017 4 13-36-201-018

Common Address:

265 Jest Medill Street, #206, Chicago, Illinois

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