

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

Drost & Kivlahan, Ltd.
Attorneys at Law
11 South Dunton Avenue
Arlington Heights, IL 60005-1475
(847) 577-2227 Fax: (847) 577-2204 97 APR -7 4:11: 27

DURABLE POWER OF ATTORNEY FOR PROPERTY

POWER OF ATTORNEY made this 7th day of April, 1997.

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 RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS 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 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 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.

I, **VANGELIA J. BALAFOUTIS**, hereby appoint **JOHN G. BALAFOUTIS** 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), but subject to any limitations on or addition to the specified powers inserted in paragraph 2 or 3 below:

(You must strike out any one or more of the following categories of powers you do not want your agent to have. Failure to strike the title of any category will cause the powers described in that category to be granted to the agent. To strike out a category, you must draw a line through the title of that category.)

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|--|---|
| (a) Real estate transactions. | (i) Tax matters. |
| (b) Financial institution transactions. | (j) Claims and litigation. |
| (c) Stock and bond transactions. | (k) Commodity and option transactions. |
| (d) Tangible personal property transactions. | (l) Business operations. |
| (e) Safe deposit box transactions. | (m) Borrowing transactions. |
| (f) Insurance and Annuity transactions. | (n) Estate transactions. |
| (g) Retirement plan transactions. | (o) All other property powers and transactions. |
| (h) Social Security, employment and military service benefits. | |

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(Limitations on and additions to the agent's powers may be included in this power of attorney if they are specifically described below.)

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

to transact all business, and make, execute, acknowledge, and deliver all deeds, assignments, notes, trust deeds, mortgages, assignments of rents, releases and waivers of homestead rights, affidavits, bills of sale, and other instruments and to endorse and negotiate checks and bills of exchange requisite or proper to effectuate the refinance of the premises commonly known as 1718 Asbury Court, Palatine, Illinois 60067 (See Attached Legal Description).

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable 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):

(Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, but your agent will have to make all discretionary decisions. If you want to give your agent the right to delegate discretionary decision-making powers to others, you should keep the next sentence, otherwise it should be struck out.)

4. 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.

(Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this power of attorney. Strike out the next sentence if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

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

(This power of attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this power of attorney will be subject to the following limitations:)

6. This power of attorney shall become effective on written notification from my regularly attending physician to my agent that by reason of illness or mental or physical disability I am incapable of managing my financial affairs.

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7. This power of attorney shall terminate on written notification from my regularly attending physician to my agent that the incapacity no longer exists.

8. If any agent named by me shall die, become legally disabled, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successors to such agent:

- a.
- b.

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an 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.

(If you wish to name your agent as guardian of your estate, in the event a court decides that one should be appointed, you may, but are not required to, do so by retaining the following paragraph. The court will appoint your agent if the court finds that such appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)

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.

Signed *Vangelia J. Balafoutis*
VANGELIA J. BALAFOUTIS

The principal has had an opportunity to read the above form and has signed the form or acknowledged his or her signature or mark on the form in my presence.

Lynne May
(witness)

Residing at

23212 N. LAKEWOOD LANE
LAKE ZURICH, IL 60047

Ann Marie Briel
(witness)

Residing at

52 Starline Ct.
Schaumburg IL 60193

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You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this Power of Attorney, you must complete the certification opposite the signatures of the agents.

Specimen Signatures of Agent
and Successors

I certify that the signatures of my Agent
and Successors are correct

JOHN G. BALAFOUTIS

Agent

VANGELIA J. BALAFOUTIS

Principal

Successor Agent

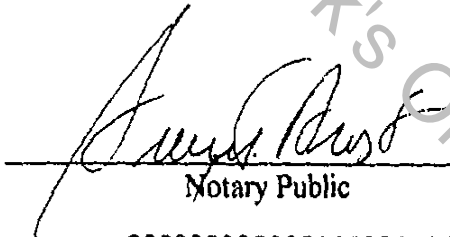
Principal

Successor Agent

Principal

The undersigned, a notary public in and for Cook County, Illinois, certifies that **VANGELIA J. BALAFOUTIS**, known to me to be the same person 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 purposes therein set forth.

Dated: 4/7/97

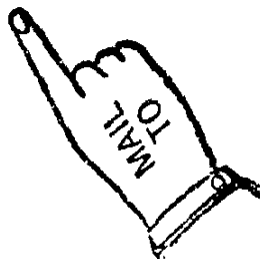


Notary Public

THIS DOCUMENT WAS PREPARED BY:
Drost & Kivlahan, Ltd.
11 S. Dunton Avenue
Arlington Heights, IL 60005
(847) 577-2227
FAX (847) 577-2204
cp\balv1.pp(jp)

"OFFICIAL SEAL"
GEORGE T. DROST
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/14/2000

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GEORGE E. COLE®
LEGAL FORMS

No. 970
November 1994

TRUSTEE'S DEED (Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 7th day of April
19 ~~96~~ 97, between Vangelia J. Balafoutis

as trustee under Trust Agreement dated 28th day of March,
19 95, and known as ~~Trust~~ of the Vangelia J. Balafoutis
Trust ~~XXXXXX~~ dated
March 28, 1995

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~~Document~~
Grantor, and John J. Balafoutis and Grantee(s)
Vangelia J. Balafoutis, his wife, as joint
tenants, not as tenants in common
WITNESSES: The Grantor(s) in consideration of the sum of \$10.00

_____ dollars receipt whereof is hereby acknowledged,
and in pursuance of the power and authority vested in the Grantor(s) as said
Trustee(s), and of every other power and authority the Grantor(s) hereunto
enabling, do(es) hereby convey an quitclaim unto the Grantee(s), in fee
simple, the following described real estate, situated in the County of _____
Cook, State of Illinois, to Wit:

Parcel 1: Building 2, Unit 2-1, in Asbury Country
Homes as delineated and defined in survey attached to
and a part of a declaration of condominium ownership recorded as Document number 85131023
together with an undivided percent interest in the common elements appurtenant to said unit,
as amended and supplemented from time to time, in that part of the southeast 1/4 of the
southeast 1/4 of section 29, Township 42 North, Range 10, East of the Third Principal Meridian,
all in Cook County, Illinois.

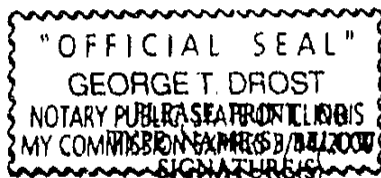
Above Space for Recorder's Use Only

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as created by the
declaration of condominium recorded as Document number 85131023.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.
Permanent Real Estate Index Number(s): 02-29-402-002

Address(es) of real estate: 1718 Asbury Court, Palatine, Illinois 60067

IN WITNESS WHEREOF, the grantor _____, as trustee _____ as aforesaid, _____ hereunto set her hand _____ and
seal _____ the day and year first above written.



Vangelia J. Balafoutis (SEAL)
as trustee as aforesaid
Vangelia J. Balafoutis

_____ (SEAL)
as trustee as aforesaid

State of Illinois, County of Cook ss. I, the undersigned, a Notary public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY that John G. Balafoutis and Vangelia J. Balafoutis,
his wife, as joint tenants, not as tenants in common

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personally known to me to be the same person s whose names are
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that
they signed, sealed and delivered the said instrument as their free and voluntary act as such
trustee _____, for the uses and purposes therein set forth.

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