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97321508

PERMANENT INDEX NO. 31-11-103-007; 31-11-403-008

ADDRESS OF PROPERTY: 19628 S. Kedzie Avenue, Flossmoor, IL

CERTIFICATION

DEPT. OF REVENUE \$11.50
TAXPAYER ID: 05/07/97 14:08:00
31-11-103-007-00108
10/08

The undersigned, BARRY P. SIEGAL, an attorney licensed in the State of Illinois, does hereby certify, under oath, that attached hereto is a true and correct copy of the Illinois Power of Attorney for Property for Frederick L. Wasso dated March 18, 1997.


BARRY P. SIEGAL

SUBSCRIBED and SWORN to, before me
this 6th day of May,
1997.


Notary Public, A. C. [unclear]

RETURN TO: BARRY P. SIEGAL, ESQ.
230 W. Monroe, Suite 325
Chicago, IL 60606
(312) 782-5910



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4/15/97
BWP

31-11-403-007; 31-11-403-008
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FREDERICK L. WASSO

ILLINOIS POWER OF ATTORNEY FOR PROPERTY

(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

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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.)

ARTICLE I

POWER OF ATTORNEY made this 16th day of March, 1997.

I, FREDERICK L. WASSO hereby appoint LOUISE WASSO 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 additions to the specified powers inserted in Articles 2 of 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.)

- (a) Real Estate transactions.
- (b) Financial institution transactions.
- (c) Stock and bond transactions.
- (d) Tangible personal property transactions.
- (e) Safe deposit box transactions.
- (f) Insurance and annuity transactions.
- (g) Retirement plan transactions.
- (h) Social Security, employment and military service benefits.
- (i) Tax matters.

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- (j) Claims and litigation.
- (k) Commodity and option transactions.
- (l) Business operations.
- (m) Borrowing transactions.
- (n) Estate transactions.
- (o) All other property powers and transactions.

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

ARTICLE II

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

ARTICLE III

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):

See Exhibit A attached hereto and made a part hereof.

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(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.)

ARTICLE IV

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.)

ARTICLE V

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 BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

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ARTICLE VI

This power of attorney shall become effective on See Exhibit A attached hereto and made a part hereof (insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect).

ARTICLE VII

This power of attorney shall terminate on See Exhibit A attached hereto and made a part hereof (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death).

ARTICLE VIII

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:

LAWRENCE WASBO

For purposes of this Article VIII, 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 ARTICLE. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUR ARTICLE IX IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

ARTICLE IX

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.

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ARTICLE X

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 *Frederick L. Wasso*
FREDERICK L. WASSO

(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.

LOUISE WASSO, Agent

FREDERICK L. WASSO

LAWRENCE WASSO, Successor Agent

FREDERICK L. WASSO

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 18th DAY OF March, 1997

John C. Molis
NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ILLINOIS
By _____

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EXHIBIT A

THIS EXHIBIT, WHICH IS ATTACHED TO ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY (HEREINAFTER REFERRED TO AS "POWER"), IS HEREBY INCORPORATED THEREIN AND MADE A PART THEREOF BY REFERENCE.

3. I grant my agent the power to make gifts to or for the benefit of my descendants and their spouses as to which I may claim a gift tax annual exclusion under Section 2503(b) of the Internal Revenue Code of 1986, as amended from time to time or corresponding provisions of any subsequent federal tax laws, to pay my pledges to and make such gifts as I have regularly made to charitable organizations described in Section 170(c) of the Internal Revenue Code of 1986, as amended from time to time, or corresponding provisions of any subsequent federal tax laws, and to exercise powers of appointment for the benefit of my descendants and/or their spouses, to name or change beneficiaries or joint tenants (but all such beneficiaries or joint tenants must be my descendants and/or their spouses) of any property of mine. I further grant my agent, regardless of whom my agent shall be, the power to exercise my right to disclaim an interest or interests in property in accordance with Section 2.7 of the Illinois Probate Act, to exercise my right of renunciation of my spouse's will, if any, in accordance with Section 2.8 of the Illinois Probate Act, to act as my attorney in fact with regard to the Internal Revenue Service and the Illinois Department of Revenue for the tax years 1980 through 2090 and authorize their execution of I.R.S. Form 2848 and Illinois Department of Revenue Form IL 2848 or successor forms, authorizing a CPA and/or attorney to represent me in any such income tax matter(s), to transfer property into the Frederick L. Wasso Revocable Trust, a revocable grantor trust dated the 17th day of July, 1992, as it may be from time to time amended, made by myself as settlor and as initial Trustee. I further grant to my agent the power to make gifts of my property in order to impoverish myself with the express intention to qualify for Medicaid and/or other government benefits available to provide for my medical care and support.

Initialed _____

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6. The power of attorney shall become effective when the agent named in Paragraph (1) of the attached Power (or the agent's successor if the agent is not living, is incompetent, resigns, or refuses to act) and one physician familiar with my condition all certify in writing that advanced age, illness, or other cause has impaired my ability to transact ordinary business.
7. The power of attorney shall terminate when the agent named in Paragraph (1) of the attached Power (or the agent's successor if the agent is not living, is incompetent, resigns, or refuses to act) and one physician familiar with my condition all certify in writing that they no longer believe that any impairment to my ability to transact business exists and my agent may rely on that certification.
11. Reproductions of the executed original Power of Attorney, certified as a true, exact and accurate copy of the original Power of Attorney by an attorney in the possession of the original, shall be deemed original counterparts of this Power of Attorney.

FREDERICK L. WASSO

RETURN RECORDED DOCUMENT TO:

BARRY P. SIEGAL, ESQ.
BARRY P. SIEGAL, LTD.
230 W. Monroe, Suite 325
Chicago, IL 60606



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DEED IN TRUST
(ILLINOIS)

97256847

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.

THE GRANTOR, FREDERICK L. WASSO, a widower and not since remarried of the County of Cook and State of Illinois

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

Convey 8 and WARRANT XXXXXXXXXX /QUIT CLAIM 8 unto
LAWRENCE D. WASSO and LOUISE M. WASSO
10955 W. Barr Road
Pootone, IL 60469

Successor Co-Trustees (Name and Address of Grantee)
as Trustees under the provisions of a trust agreement dated the 17th day of July, 1992, and known as the Frederick L. Wasso Revocable Trust ~~Trust Agreement~~ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Above Space for Recorder's Use Only

The South 100 feet of the North 1000 feet (measured on the East line) of that part of the North half (1/2) of the South East quarter (1/4) of Section 11, Township 35 North, Range 13, East of the Third Principal Meridian, lying East of the center line of Governor's Highway, subject to the rights of the public to the East 50 feet of the above described tract of land which is to be used as Kedzie Avenue and to the Westerly 50 feet (Measured at right angles to Westerly line) which forms a part of Governor's Highway in Cook County, Illinois.

Exempt under provisions of Par. 5
Sec. 4, Real Estate Transfer Tax Act.
Barry Legal 4/14/97

Permanent Real Estate Index Number(s): 31-11-403-007; 31-11-403-008

Address(es) of real estate: 19628 S. Kedzie Avenue, Flossmoor, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor _____ hereby expressly waive s and release s any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid ha s hereunto set his hand _____ and seal _____ this 31st day of March, 19 97.

(SEAL) Frederick L. Wasso, by Louise Wasso (SEAL)
FREDERICK L. WASSO, by LOUISE WASSO, under
Power of Attorney for Property of Frederick L.
Wasso dated 3/18/97

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

LOUISE WASSO, under Power of Attorney for Property of Frederick L. Wasso
dated 3/18/97, is
personally known to me to be the same person _____ whose name _____ is _____ subscribed

NOTARIAL SEAL
IMPRESS
MOLES
SEAL, State of Ill
HERE

to the foregoing instrument, appeared before me this day in person, and acknowledged that _____
a h e signed, sealed and delivered the said instrument as _____ her
free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of March, 19 97
Commission expires February 3 1999
[Signature]
NOTARY PUBLIC

This instrument was prepared by Barry P. Siegal, 230 W. Monroe, Suite 325, Chicago, IL 60606
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { BARRY P. SIEGAL, ESQ.
(Name)
230 W. Monroe, Suite 325
(Address)
Chicago, IL 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Lawrence D. Wasso and Louise M. Wasso as
(Name) Successor Co-Trustee
10955 W. Barr Rd.
(Address)
PEOTONE, IL 60468
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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