

# UNOFFICIAL COPY

GEORGE E. COLE® No. 251 REC  
LEGAL FORMS February 1996

## POWER OF ATTORNEY FOR PROPERTY (Illinois)

98673060

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

ILLINOIS STATUTORY SHORT FORM  
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 (see the back of this form). 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.)

DEPT-01 RECORDING \$25.50  
T#0009 TRAN 3305 07/31/98 10:18:00  
#9194 RC \*-98-673060  
COOK COUNTY RECORDER

Above Space for Recorder's use only

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POWER OF ATTORNEY made this 23rd day of June, 1998

I, Fidel Gonzalez of 22806 Raymond Rd., Ferris, CA 92570, hereby appoint  
(INSERT NAME AND ADDRESS OF PRINCIPAL)

appoint: Estela Gonzalez of 8445 S. Buffalo, Chicago, IL 60617  
(INSERT NAME AND ADDRESS OF AGENT)

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 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.)

- |  |   |
|--|---|
| (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. |   |

(LIMITATIONS ON AND ADDITIONS TO THE AGENTS 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 a prohibition or conditions on the sale of

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GIT 4234609

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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.

(AGENT)

(PRINCIPAL)

(SUCCESSOR AGENT)

(PRINCIPAL)

(SUCCESSOR AGENT)

(PRINCIPAL)

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)

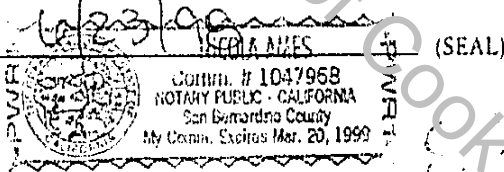
STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO ss.

The undersigned, a notary public in and for the above County and State, certifies that Fidel Gonzalez

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, and certified to the correctness of the signature(s) of the agent(s).

Dated:



Nichola Ames  
(NOTARY PUBLIC)

My commission expires

3-20-99

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by: Geraldine Borja, Attorney, 2041 W. Cullerton, Chicago, Il.

Legal Description:

Lots 1 to 4 inclusive in Clayton's Subdivision of the North  $\frac{1}{2}$  of Block 59 in the Subdivision of Section 19, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Street Address: 2101 W. 21st St., Chicago, Il. 60608

Permanent Tax Index Number: 17-19-320-019

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## WARRANTY DEED IN TRUST

*Handwritten initials*

98673061

*Prep. By: Gerry BORTA  
2041 W. Cullerton  
Chicago*

DEPT-01 RECORDING \$25.50  
T#0009 TRAN 3305 07/31/98 10:18:00  
#9195 RC \*-98-673061  
COOK COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Fidel Gonzalez, married to Elena Gonzalez of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in the hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto MID WEST TRUST SERVICES, INC., a corporation duly organized and existing as a corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of July 19 98, and known as Trust Number 98-7359, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 1 to 4 inclusive in Clayton's Subdivision of the North 1/2 of Block 59 in the Subdivision of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-19-320-019

ADDRESS: 2101 W. 21st Street, Chicago, IL 60608

*THIS IS NOT HOMESTEAD PROPERTY.*

*GIT 3/4*

*4234609 Unit 0*

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 198 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 thereafter, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

In now case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust

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Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Midwest Trust Services, Inc., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment or any amendment thereto, or for injury to person or property happening in or about said real estate, and any all such liability being hereby expressly waived and released. Any contract, condition or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocable appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharged thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earning, avails and proceeds arising from the sale or any 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 earning, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Midwest Trust Services, Inc. the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waive and release 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(s) aforesaid has hereunto set hand(s) and seal(s) this 10th day of July 1998.

\_\_\_\_\_  
[SEAL] Fidel Gonzalez by his attorney in fact Estela Gonzalez [SEAL]  
\_\_\_\_\_  
[SEAL] Fidel Gonzalez by his attorney in fact Estela Gonzalez [SEAL]

19027585

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 Estela Gonzalez, the attorney in fact for Fidel Gonzalez

~~~~~  
"OFFICIAL SEAL"  
Geraldine Borja  
Notary Public, State of Illinois  
My Commission Expires 08/30/99  
~~~~~

personally known to me to be the same person whose name is \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she 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 notarial seal this 10th day of July 1998.

Geraldine Borja  
Notary Public

GRANTEE'S ADDRESS:  
MIDWEST TRUST SERVICES, INC.  
1606 N. Harlem Avenue  
Elmwood Park, Illinois 60707

2101 W. 21st ST., Chicago, IL. 60608  
For information only insert street address of above described property.





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STATE OF ILLINOIS  
 COUNTY OF COOK

NOTARY PUBLIC

My Comm. Expires 01/01/2011

NOTARY PUBLIC

My Comm. Expires 01/01/2011

CITY OF CHICAGO  
 REAL ESTATE BOARD

NOTARY PUBLIC

My Comm. Expires 01/01/2011

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