

SPECIAL POWER OF ATTORNEY

I, ESTELLE TOMCZAK hereby appoint BRIAN A. GRADY of 360 W. Butterfield Road, Suite 200, Elmhurst, Illinois 60126, as my Attorney-in-Fact ("Agent").

If my Agent is unable to serve for any reason, I designate TIMOTHY P. MCHUGH of 360 W. Butterfield Road, Suite 200, Elmhurst, Illinois 60126, as my successor Agent.

My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

1. Sell or convey any interest of mine in real estate, including any beneficial interest in a land trust for property located at:
3707 N. Southport, Chicago, IL 60613 &
3709-3713 N. Southport, Chicago, IL 60613

③ + PEN

and legally described on the attached Exhibit. The total sales price for 3707 N. Southport, Chicago must be at least \$600,000.00 & 3709-3713 N. Southport, Chicago, must be at least \$700,000.00.

This power shall include the power to; (i) sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above, (ii) sign any documents (including deeds) that may be required to convey title to such property, and (iii) collect and receive the proceeds from any such sale.

2. Sell or convey any personal property listed in the sale contract dated May 6, 1999 & March 26, 1999, respectively.

This power shall include the power to; (i) sign contracts of sale and documents to transfer title (including bills of sale), and (ii) accept a security interest for any unpaid portion of the purchase price.

I hereby grant to my Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing; (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, and (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney.

Initials: E. T.

LEGAL DESCRIPTION:

LOTS 23 AND 24 IN MILLER SUBDIVISION OF BLOCK 5 AND 6 OF EDSON SUBDIVISION OF THE SOUTH $\frac{1}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTH WEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH A PART OF LOT 12 IN LAFLIN SMITH DYER'S SUBDIVISION OF THE NORTH EAST $\frac{1}{4}$ OF SAID SECTION 20, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

14-20-115-011-0000

COMMON ADDRESS:

3709-13 N. SOUTHPORT AVENUE, CHICAGO, ILLINOIS 60613

UNOFFICIAL COPY

My Agent shall be entitled to reasonable compensation for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred in connection with this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent, if I so request or if such a request is made by any authorized personal representative or fiduciary acting on my behalf.

This Power of Attorney shall become effective on date of signing. This Power of Attorney shall continue effective until closing of the sale of the aforementioned property. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated 6/21, 19 99.

x Estelle Tomczyk

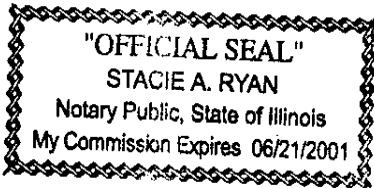
Estelle Tomczyk

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 21st day of June, 1999.

Stacie A. Ryan

Notary Public



Title (and Rank) _____
My commission expires 06-21-2001

This document was prepared by:

Name: Brian A. Grady
Address: 360 West Butterfield Road, Suite 200
Elmhurst, IL 60126
(630) 833-8400

