

# UNOFFICIAL COPY



99-12911 BTIC

## POWER OF ATTORNEY

I, BANAFSHEH HORMOZZADEH, of 1233 North Damen Ave., Chicago, IL. 60622, hereby appoint my husband, STEVEN H. BAHARY, a sample of whose signature appears below, my true and lawful agent with reference to any interest (including, but without limitation, any beneficial interest in a land trust) owned by me in the real property located at 1233 North Damen Ave., Chicago, IL. 60622 and the personal property contained therein (collectively referred to as the "property"), with the power:

*8 NS  
BMR*

1. **Real Estate Transactions:** To retain, buy, sell, exchange, rent, lease, contract to sell, contract to buy, assign, transfer, convey, deliver, and insure any interest in real estate (which term includes, without limitation, real estate subject to a land trust and all beneficial interests in and powers of direction under any land trust, and related improvements, alone or with others, trust agreements, associations, or agency agreements, or otherwise) located at 1233 North Damen Ave., Chicago, IL. 60622 whether in fee, a reversion, a remainder, a life estate, or otherwise, and otherwise deal with said real estate, collect all rent, sale proceeds and earnings from the property, grant easements, create conditions and release rights of homestead with respect to the property, convey and assign title to the property, create land trusts and exercise all powers under land trusts, to sign any and all documents in order to convey or transfer the property, including without limitation, affidavits of title, warranty deeds or other deeds of title, and bills of sale, hold, possess, maintain, repair, improve, subdivide, manage, operate and insure the property, pay, contest, protest, and compromise real estate taxes and assessments on my behalf and in my stead, and, in general, exercise all powers with respect to the property which I could if present and under no disability; and sign all closing and refinance documents from United Financial Mortgage Corporation on my behalf which I could if present and under no disability, including, but not limited to, the waiving of my homestead rights.
2. **Tangible Personal Property Transactions:** To buy and sell, contract to buy or sell, lease, exchange, collect, possess and take title to all tangible personal property contained in 1233 North Damen Ave., Chicago, IL. 60622 to move, store, ship, restore, maintain, repair, improve, manage, preserve, insure and safekeeping tangible personal property; and, in general exercise all powers with respect to tangible personal property which I could if present and under no disability.

My agent shall exercise or omit to exercise the powers and authorities granted in this Power of Attorney in each case as my agent in my agent's own absolute discretion deems desirable or appropriate under existing circumstances. I ratify and confirm all that my agent, and any agents and attorneys appointed by my agent, and their agents, associates and substitutes, may do by virtue of this instrument.

If any power or authority conferred upon my agent shall be invalid or unexercisable for any reason, or not recognized by any person, agency, state, government, governmental unit, other legal entity, or organization dealing with my agent, the remaining powers and authorities given to my agent shall continue in full force and effect.

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Each person, partnership, corporation, agency, state, government, governmental unit, other legal entity, or organization relying or acting upon this Power of Attorney shall be entitled to assume that this Power of Attorney is in full force and effect unless written notice has been given by me to such person or entity that this power has been revoked. In addition, revocation of the appointment of my agent shall not be effective until my agent has received actual notice of revocation by delivery to my agent of such revocation in writing from me; until such receipt of such notice, my agent shall not be liable to me or to any person or entity for any action taken by my agent.

No person, partnership, corporation, agency, state, government, governmental unit, other legal entity, relying upon this Power of Attorney shall be required to see to either the application or disposition of any monies, bills, notes, polices, other proceeds, or other property paid to or delivered to my agent, or my agent's substitute, pursuant to the provisions of this Power of Attorney.

It is my intent that this Power of Attorney shall remain in full force and effect until my agent has received actual notice of revocation by delivery to my agent of such revocation in writing from me. That the powers granted herein shall continue without interruption during such period, regardless of whether I become disabled, incapacitated, or incompetent and, in such an event, despite and adjudication of incompetency or disability by any court and the appointment by such court of a guardian of my person or estate.

My agent shall be reimbursed for all reasonable expenses incurred in connection with services hereunder and may charge reasonable compensation for services. My agent may resign by written notice to me.

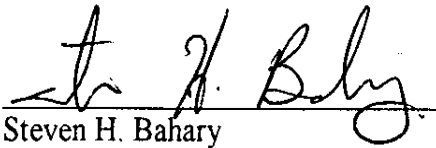
My agent shall be liable only for willful default, not for errors of judgment, and shall have power bind me or my property without binding my agent personally.

My agent may employ any legal firm of which my agent may be a member and pay both such firm reasonable compensation for services.

Nothing in this instrument shall be construed as imposing a duty on my agent to act or assume responsibility for any matters referred to above or other matters even though my agent may have power or authority to do so.

Reproductions of this executed original (with reproduced signatures and the certificate of acknowledgment) shall be deemed to be original counterparts of this Power of Attorney.

Specimen signature of my attorney-in-fact:

  
Steven H. Bahary

8-11-99  
Date

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I certify to the correctness of the signature of my attorney-in-fact and I execute this Power of Attorney on this 11 day of August, 1999.

Banafsheh Hormozzadeh

Banafsheh Hormozzadeh

8-11-99

Date

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STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

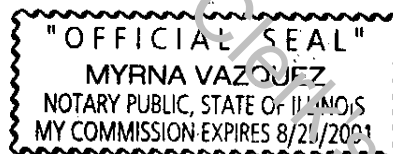
The undersigned, a notary public in and for the above county and state, certifies that Banafsheh Hormozzadeh personally known to me to be the same person whose name is subscribed to the foregoing Power of Attorney, appeared before me in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: 8-11-99

Myrna Vazquez  
Notary Public

My commission expires: 8-25-01

This document was prepared by: Abid N. Sabeeh, J.D. M.B.A.



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## Property Description

LOT 5 IN JOSEPH PEACOCK'S SUBDIVISION OF THE SOUTH 6 ACRES OF THE WEST 10 ACRES OF THE SOUTH 25 ACRES OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE 3<sup>RD</sup> PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #17-06-275-010-0000

CKA: 1233 NORTH DAMEN AVENUE, CHICAGO, ILLINOIS 60622

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Property of Cook County Clerk's Office

**Brokers Title Insurance Co.**  
**1111 W. 22nd Street**  
**Suite C-10**  
**Oakbrook, IL 60523**