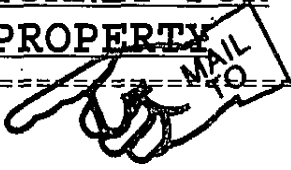




11/9322 1/3  
ILLINOIS DURABLE

POWER OF  
ATTORNEY FOR  
PROPERTY



MAIL TO: \_\_\_\_\_  
Garr & Schlueter, Ltd  
50 Turner Ave.,  
Elk Grove Village, IL 60007

RECORDER'S STAMP

POWER OF ATTORNEY made this 4<sup>th</sup> day of December, 1998.

1. I (we), Timothy Auman and Marjorie Auman, husband and wife, hereby appoint LEE D. GARR OR DAVID R. SCHLUETER of the Law Firm of GARR & SCHLUETER, LTD., Cendant Mobility Services Corporation, a Delaware Corporation'S AUTHORIZED REPRESENTATIVE, OR a duly authorized OFFICER OF Cendant Mobility Services Corporation, a Delaware Corporation, as our attorney-in-fact (our "Agent") to act for us and in our name (in any way we could act in person) with respect to transactions relating to Real Property commonly known as 1027 S. Cuyler, Oak Park, Illinois, (the "Property") and legally described as:

[SEE EXHIBIT "A", ATTACHED HERETO]

2. I (we) grant our agent the following specific powers with respect to the Property:

(a) to make, execute and deliver any deed, mortgage or lease, whether with or without covenants or warranties, relating to the Property, to insert the name or names of the grantees who will purchase the property and to make any and all necessary changes or additions to any such deed, mortgage or lease;

(b) to execute a listing and/or sale agreement for the Property;

(c) to enter upon and take possession of the premises, including, but not limited to, any buildings or other structures located on the Property;

(d) to obtain insurance of any kind, nature or description whatsoever on any of the Property and/or in connection with the management, use or occupation thereof and/or on any personal property belonging to me (us) on such Property and/or relating to the rents, issues and profits arising therefrom, and to make, execute and file claims and/or proof(s) of all loss(es) sustained or claimable thereunder, and all other related instruments, and to make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise;

ATGF, INC

# UNOFFICIAL COPY

(e) to demand, sue for, collect, recover and receive all goods, claims, debts, monies, interests and demands whatsoever now due, or that may hereafter be due or belong to me (us) (including the right to institute any action, suit or legal proceeding at law or in equity for the recovery of any such Property or any portion thereof which I (we) may be entitled to possess), and to make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise;

(f) to defend, settle, adjust, submit to arbitration and compromise all actions, suits, accounts, claims and demands whatsoever with respect to the Property which now are, or hereafter may be, pending between me (us) and any person, firm, association, corporation or other entity in such manner and in all respects as my (our) attorney shall think fit:

(g) to hire accountants, attorneys at law, clerks, inspectors, appraisers, brokers, workmen and others, and to remove them, and to pay and allow to the persons so employed such salaries, wages or other remuneration as my (our) attorney shall think fit with respect to the Property;

(h) to constitute and appoint one or more attorneys for me (us) with full power of revocation; and

(i) without in any way limiting the foregoing, generally to do all other things reasonably necessary to maintain the Property and ultimately to convey it, or to lease said Property if necessary or do any other necessary act relating to the Property.

3. I (we) specifically authorize our agent to direct the title insurance company, if any, involved in any sale transaction relating to the Property to pay proceeds to the Law Firm of GAFF & SCHLUETER, LTD., and, moreover, I (we) specifically assign and set over unto Cendant Mobility Services Corporation, a Delaware Corporation all of my/our right, title and interest in and to any mortgage escrow/impound fund account with any lender with which we may have or had a mortgage, any mortgage payments made by Cendant Mobility Services Corporation, a Delaware Corporation on my/our behalf, and any future refund or adjustment payments. By reason of the foregoing, Cendant Mobility Services Corporation, a Delaware Corporation is the real party in interest as seller of the Property for all purposes, including, but not limited to any federal, state or local tax and information reporting requirements.

I (we) do hereby ratify and confirm all acts whatsoever that my (our) attorney shall do or cause to be done relating to the Property by virtue of this Power of Attorney. To induce any third party to act hereunder, I (we) hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination shall have been received by such third party, and I (we), for myself (ourselves) and for my (our) heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied upon the provisions of this Power of Attorney.

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## EXHIBIT A

Lot 12 in F.E. Pray & Sons Subdivision of Block 4 in Greendale, said Greendale being a Subdivision of the North 40 acres of the South 60 acres of the West Half of the South West Quarter of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, (except the North Half of the North West Quarter of the South West Quarter of the South West Quarter of said Section 17, in Cook County, Illinois.

Permanent Index Number: 16-17-308-032-0000

Common Address: 1027 S. Cuyler, Oak Park, Illinois

Property of Cook County Clerk's Office

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## LETTER OF AUTHORIZATION

RE: File No. 01649-60720

TO WHOM IT MAY CONCERN:

I/We the undersigned, being the record owners of the property commonly known as 1027 S. Cuyler, Oak Park, Illinois (the "Property"), have executed a Contract of Sale for the Property by and between myself/ourselves and Cendant Mobility Services Corporation, a Delaware Corporation. Pursuant to the terms of the Contract of Sale, Cendant Mobility Services Corporation, a Delaware Corporation is now the contract owner of the Property.

I/We do hereby authorize and direct Attorneys' Title Guaranty Fund to pay proceeds to GARR & SCHLUETER, LTD.

I/We appoint GARR & SCHLUETER, LTD. as my/our attorney-in-fact to sign the closing/settlement statement and such other documents as may be necessary to close the sale of the above referenced property.

I/We do also hereby authorize and empower GARR & SCHLUETER, LTD. to complete the attached Deed for the property executed by us as to the consideration and grantee, at the direction of Cendant Mobility Services Corporation, a Delaware Corporation.

Furthermore, in connection with the mortgage held by The Mortgage Service Center on the Property under loan number 1502261, I/we do hereby assign and set over unto Cendant Mobility Services Corporation, a Delaware Corporation all of my/our rights, title and interests in and to

- any escrow/impound fund account;
- any mortgage payments made by Cendant Mobility Services Corporation, a Delaware Corporation on my/our behalf; and
- all future refund or adjustment payments.

By reason of all of the foregoing, Cendant Mobility Services Corporation, a Delaware Corporation is the real party interest as seller of the Property to Christy O'Halloran, for all purposes, including but not limited to tax and information reporting requirements (federal, state and local).

Very truly yours,

Timothy Auman  
Timothy Auman

Marjorie Auman  
Marjorie Auman

By: Ned W. Calkins  
Attorney in Fact, Pursuant  
to Durable Power of Attorney

By: Ned W. Calkins  
Attorney in Fact, Pursuant  
to Durable Power of Attorney

Date: December 21, 1998

Subscribed and sworn to before me this 21 day of December, 1998.

Kimberly L. Dierking  
Notary Public

“OFFICIAL SEAL”  
Kimberly L. Dierking  
Notary Public, State of Illinois  
My Commission Expires 02/01/99

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