

POWER OF ATTORNEY

Key No. 36-509-47.

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Deloris J. Montague has made, constituted and appointed, and by these presents do make, constitute and appoint Carolyn S. Warrat true and lawful Attorney-in-Fact for me and in my name, place and stead and said Attorney-in-Fact is hereby authorized on my behalf to do and perform all and every act and thing whatsoever requisite and necessary to close out that certain real estate transaction wherein the undersigned is selling to Roris R. Payne and Gerarda Payne, husband and wife as Grantee, my entire ownership interests in and to that certain real estate (including all the improvements thereon) located in Lake County, Indiana, more particularly described as follows:

All Lot 47 Tri-State Manor Add'n Unit 4
in the City of Hammond, as per plat thereof, recorded in Plat Book 32 page 40, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 7702 New Jersey, Hammond, In

This is a special Power of Attorney effective solely and exclusively for the purpose of processing and handling the sale and the Closing of such sale of said real estate and to empower and authorize said Attorney-in-Fact to make, execute, and deliver a deed conveying to said Grantee all the undersigned's interest in and to said real estate together with the improvements thereon and to execute, acknowledge, and deliver in my name such documents as such Attorney-in-Fact may deem proper, and at the closing of said sale to execute on behalf of the undersigned, any and all documents necessary to effectuate the outright sale of all of my ownership interest in and to said real estate including, but not limited to, financial settlement statements, agreements pertaining to real estate taxes, affidavits, escrow agreements and the like, it being the purpose to authorize the said Attorney-in-Fact to handle my entire ownership interest in the afordescribed real estate as well as all matters in connection with the sale of said real estate, and said Attorney-in-Fact is authorized on my behalf to execute any and all instruments to accomplish the outright sale of said real estate and to do and perform any and all acts necessary in and about the closing of said real estate transaction.

It is my intention in this Power of Attorney instrument that I am creating by this instrument a Durable Power of Attorney appointment under the Indiana Durable Power of Attorney Act so that this Power of Attorney document shall not be terminated or affected by my later disability or incompetency.

Any act or thing lawfully done by my Attorney-in-Fact under this instrument shall be binding on the undersigned's assigns, heirs, legatees and devisees, and personal representatives. I hereby give and grant unto said Attorney-in-Fact full power to do every act necessary to be done about the premises as fully as I might or could do if personally present, with full power of substitution and relocation, hereby ratifying and confirming all that said Attorney-in-Fact or his substitute shall lawfully do or cause to be done by virtue thereof.

In Witness Whereof, the undersigned has hereunto set his/her hand and seal this 28th day of December, 1996. 10.9.11

Deloris J. Montague
Deloris J. Montague

Signed, sealed and delivered in the presence of the following witnesses:

STATE OF INDIANA, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County, this 28 day of December, 1996 came Deloris J. Montague and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

Betty Shoback
Notary Public Betty Shoback

My Commission Expires 8-20-99 Resident of Lake County

This FEB 11 1997 Prepared by: Deloris J. Montague

SAM ORLICH
NOTARY LAKE CO. IN.

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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