

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, STELLA BOHNE, has made, constituted and appointed, and by these presents does make, constitute and appoint EDWARD P. KAMINSKI 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 RONER RITCHIE, Grantee, my entire ownership interests in and to that certain real estate (including all improvements thereof) located in LAKE County, Indiana, more particularly described as follows:

LOT THIRTY (30) IN BLOCK SIXTEEN (16), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF THE GARY LAND COMPANY'S TENTH SUBDIVISION, IN THE CITY OF GARY, LAKE COUNTY, INDIANA TOGETHER WITH ALL IMPROVEMENTS SITUATE THEREON.

Commonly known as: 1120 DELAWARE STREET, GARY, INDIANA 46407

This is a special Power of Attorney effective solely and exclusively for the purpose of processing and handling the sale and the Closing of the sale of said real estate and to empower and authorize said Attorney-in-Fact to make, execute and deliver any deed conveying to said Grantee(s) all of 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 my ownership interest in and to said real estate including, but not limited to, financial settlement statements, agreements pro-rating real estate taxes, affidavits, escrow agreements and the like, it being my purpose to authorize the said Attorney-in-Fact to handle my entire ownership interests in the aforescribed 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 perform any and all acts necessary in and about the closing of said real estate transaction.

It is my intention in this instrument that I am creating 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 incompetence.

Any act or thing lawfully done by my Attorney-in-Fact under this instrument shall be binding on my 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 revocation, hereby ratifying and confirming all that said Attorney-in-Fact or any substitute shall lawfully do or cause to be done by virtue thereof.

In Witness Whereof, the undersigned has hereunto set his/her hand this 5th day of April 2006.

Stella Bohne  
STELLA BOHNE, Principal

COMMUNITY TITLE COMPANY  
FILE NO 200028785

STATE OF CALIFORNIA }  
COUNTY OF Riverside }

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of April, 2006, personally appeared STELLA BOHNE, the principal named above, signed this Power of Attorney, and acknowledged the execution of it, as the voluntary act and deed of the principal, for the uses and purposes, therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Olga R. Alonso  
NOTARY PUBLIC'S SIGNATURE  
OLGA R. ALONSO

NOTARY PUBLIC'S NAME, PRINTED OR TYPED

My Commission Expires:  
Resident of \_\_\_\_\_ County

I declare that the above power has not been revoked.

Edward P. Kaminski  
Attorney-in-Fact, EDWARD P. KAMINSKI

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN THE REASONABLE CARE TO READ CAREFULLY THE SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
PREPARED BY: Amber Kelly

FILED  
OCT 24 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

This instrument prepared by: Patrick J. McManama, Attorney at Law, LAKE COUNTY  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

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