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**Information**

**Limited Power of Attorney for Sale of Real Estate**

It may sometimes become necessary to appoint another person as your Agent to sell some real estate on your behalf. This may occur if, for example, you (i.e. the Seller) live somewhere else or will otherwise be unavailable to handle the transaction personally.

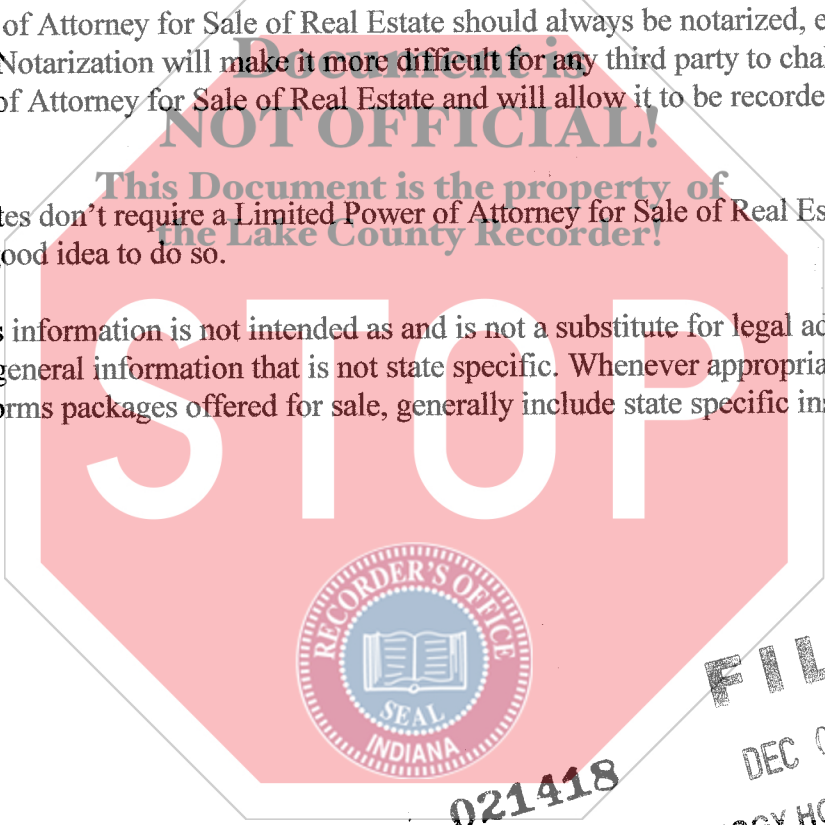
A Limited Power of Attorney for Sale of Real Estate allows a "mentally" competent natural person (called the "Principal" or "Grantor") to authorize someone else (called the "Agent" or "Attorney-In-Fact") to act on his or her behalf in selling certain real estate as specified in the Limited Power of Attorney for Sale of Real Estate form. This particular form becomes effective immediately and remains effective until (a) the real estate is sold and the transaction is completed; or (b) in the event of death or incapacity of the Principal; or (c) if the Principal revokes the document (whichever occurs first).

Note that the word "attorney" is not used here to mean "lawyer". The person acting as the Attorney-In-Fact for the Principal does not need to be a lawyer. Almost anyone can be appointed an Attorney-In-Fact by a power of attorney. The Agent should be a competent adult. The Grantor can revoke a General Power of Attorney at any time.

The Limited Power of Attorney for Sale of Real Estate should always be notarized, even if your state does not require it. Notarization will make it more difficult for any third party to challenge the validity of the Limited Power of Attorney for Sale of Real Estate and will allow it to be recorded as a public record if necessary.

Although, some states don't require a Limited Power of Attorney for Sale of Real Estate to be notarized, it is always a very good idea to do so.

Please note that this information is not intended as and is not a substitute for legal advice. Furthermore, this information is general information that is not state specific. Whenever appropriate, the instructions included with the forms packages offered for sale, generally include state specific instructions.



2009 DEC 15 2:33

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL A. BROWN  
RECORDER  
2009 DEC 19 AM 9:13

FILED \$18  
DEC 07 2009  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
TH  
Cox

021418

# CAUTION!

**PRINCIPAL:** Before signing this document, consider its consequences. You ("Principal") are providing another person ("Agent") with the power to sell your real estate specified in the document on your behalf and to take all actions necessary to accomplish this. Any such action undertaken by your agent, within the scope of this power of attorney document, is legally binding upon you. If you have any questions about these powers, obtain competent legal advice. You may revoke this power of attorney if you later wish to do so.

**AGENT:** By accepting or acting under the appointment, the agent assumes the fiduciary and other legal responsibilities of an agent.

Document Prepared by	
Name:	<i>Mitchell Sertic</i>
Address:	<i>170 Linden Ct. Hebron IN 46341</i>
Phone:	<i>(219) 996-5185</i>

**LIMITED POWER OF ATTORNEY FOR SALE OF REAL ESTATE**

KNOW ALL PERSONS BY THESE PRESENTS:

I, Mabel Sertic ("Principal") maintaining an address at 907 Dwiggin, Griffith, IN 46319  
do hereby make and appoint Mitchell Sertic (son) ("Agent") maintaining an address at: 170 Linden Ct. Hebron, IN 46341 my true and lawful attorney-in-fact for me and in my name, and in my behalf with full power to:

Sell or convey, upon such terms as my Agent shall deem appropriate, my interest in the real estate located at: 907 Dwiggin Griffith, IN 46341 (Address of property) and legally described as (insert legal description or attach exhibit and write "see attached exhibit"):  
See Attached Exhibit

This limited power of attorney shall include the right to complete and execute any and all documents, instruments, warranties, releases or deeds necessary for such transaction and to do all other things required to complete such transaction, including retaining lawyers, accountants, brokers, and collecting

and receiving the proceeds from any such sale.

I hereby ratify and confirm all acts that my Agent, shall lawfully do or cause to be done by virtue of this power of attorney and the rights hereby granted.

This Limited Power of Attorney and the rights, powers, and authority of my Agent shall become effective immediately upon execution of this instrument. The rights, powers, and authority of this document shall remain in full force and effect thereafter until the above described real estate is sold or transferred and the transaction is completed or in the event of my death, disability or incapacity, or upon my revocation of this document, whichever occurs first. As used herein, "disability" or "incapacity" shall mean a lack of capacity to receive and evaluate information effectively, to communicate decisions, and/or to manage my financial resources and affairs properly.

My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney. Agent may be required to provide an accounting of all funds received and/or disbursed.

If any part of this document is held to be invalid, illegal or unenforceable under applicable law, then the remaining unaffected parts of the document shall still remain in full force and effect and not be affected by any partial invalidity.





Any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Agent shall not be liable for losses resulting from judgment errors made in good faith. However, Agent will be liable for breach of fiduciary duty, failure to act in good faith and/or willful misconduct, while acting under the authority of this Power of Attorney.

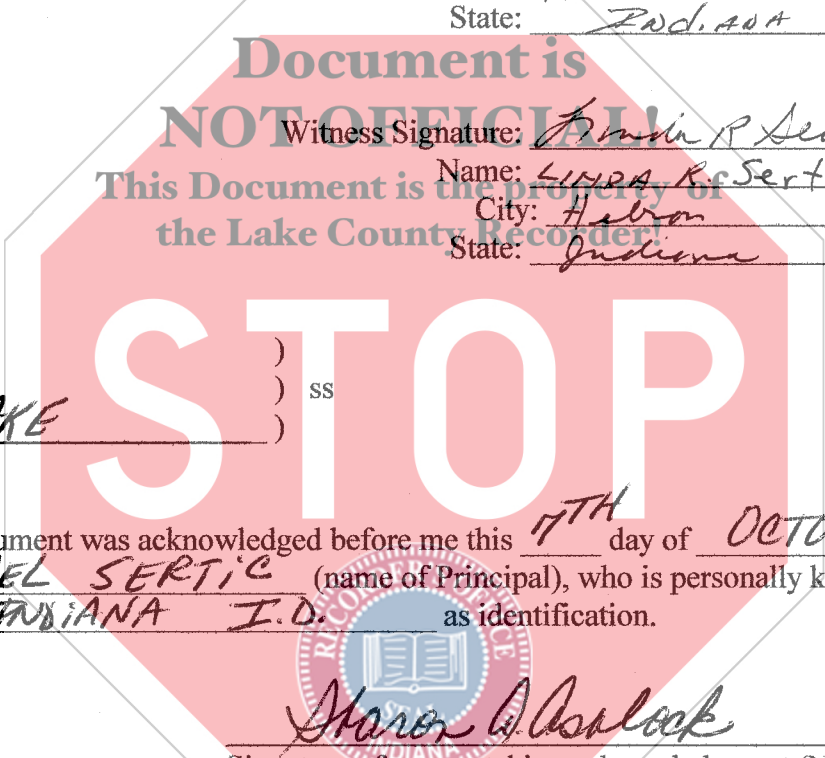
I may revoke this Power of Attorney at any time by providing written notice to my Agent.

Signed on 10-7-09 (date), at Griffith (city), Indiana.

Mabel Sertic  
Signature of Principal

Witness Signature: Mitchell Sertic  
Name: Mitchell Sertic  
City: Helicon  
State: Ind. A04

Witness Signature: Linda R Sertic  
Name: LINDA R Sertic  
City: Helicon  
State: Indiana



State of INDIANA )  
County of LAKE ) ss

The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of OCTOBER, 09 by MADEL SERTIC (name of Principal), who is personally known to me or who has produced INDIANA I.D. as identification.

Sharon A. Ashlock  
Signature of person taking acknowledgment (Notary Public)

SHARON A. ASHLOCK  
Name typed, printed, or stamped