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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 062582

2015 SEP 11 AM 10:52

MICHAEL D. BROWN
RECORDER

DURABLE POWER OF ATTORNEY

15034064ccm

KNOW ALL PERSONS BY THESE PRESENTS THAT I, Kliment Mitreski, do hereby make, constitute and appoint Misael Krusaroski Mitreski, my true and lawful attorney-in-fact for me and in my name to represent me in matters concerning the purchase by me of certain real property, along with fixtures and personal property located therein, situated in the County of Lake, State of Indiana, more commonly known as 140-160 S. Viant Street, Lowell, IN, and described as follows:

SEE ATTACHED EXHIBIT "A"

With respect to the above-described property, said attorney-in-fact is hereby authorized to do any and all of the following:

1. To bargain, agree, contract to purchase, complete such purchase and to receive and take possession of the above-described real estate and personal property.
2. To encumber the above-described real estate and personal property and to execute and sign and acknowledge such evidences of debt, promissory notes, security documents, mortgages, deeds, deeds of trust, covenants, agreements, hypothecations, reconveyances and all other loan and security documents, including, without limitation, Uniform Commercial Code security agreements and financing statements, and securing performance and payment of all loan obligations as may be required or requested by the lender of funds for such purchase and those in addition thereto, if any, required by the Escrow Agent supervising the closing of such loan and purchase, all, upon such terms, conditions and provisions as my Attorney-in-fact shall deem fit.
3. To enter into and to incur by loan agreement(s) and escrow agreement(s) in connection with such purchase, and for the purpose of executing a second or equity mortgage upon such terms, for such rate of interest and loan repayment terms, and providing for such security and collateral as my Attorney-in-fact shall deem fit.
4. To sign, execute and deliver, and, as necessary, to acknowledge and swear to, all closing statements, certificates, written statements and acknowledgements and all other forms required or requested by any such lender, or any governmental or private agency, firm or corporation insuring or guaranteeing repayment of such loan, or by any governmental agency, firm or corporation which may purchase said loan.
5. To make, sign, execute and deliver such sales agreements, warranty deeds, quit claim deeds, land contracts, bills of sale, affidavits, commitments, releases, closing statements, governmental forms and other documents as may be deemed necessary or expedient to consummate the sale and transfer of the above-described real estate and personal property.
6. To insure or cause insurance to be taken out on the building, structures and personal property being purchased, at such premium, for such period and covering such risks and underwritten by such insurer as my Attorney-in-fact shall deem fit.
7. To cause title insurance or other evidence of title to be issued insuring or certifying the status of the title to the real estate being purchased, as required by the lender, by such title insurance underwriter, for such amount and insuring such risks as my Attorney-in-fact shall deem fit.
8. To appoint and authorize any other person or corporation to exercise the power and authority for and on behalf of my Attorney-in-fact should said Attorney-in-fact not be available to exercise such power.
9. To perform all those functions and activities set forth and authorized in I.C. 30-5-5-2.



CHICAGO TITLE INSURANCE COMPANY

\$15.00
M.E
C-T

Said attorney-in-fact shall have full power and authority to do and perform all acts necessary or expedient to consummate the purchase and transfer of said property to all intents and purposes as I might or could do if personally present, and I hereby ratify and confirm all that said attorney-in-fact, or his or her substitute, shall do or cause to be done; Provided, however, that I retain full power to revoke this power of attorney and/or substitute another person or persons as my attorney-in-fact.

This power of attorney is to be construed and interpreted as a Durable Power of Attorney. This Durable Power of Attorney shall not be affected by my later disability or incapacity, except as provided by statute, it being my intent that this Durable Power of Attorney shall be exercisable and continue in full force and effect notwithstanding my subsequent mental or physical disability or incapacity, and this Durable Power of Attorney shall be valid until the date of September 30, 2015, or until I die, am judicially declared incompetent, or revoke this Durable Power of Attorney by recording a written instrument to that effect in the Office of the Recorder of Lake County, Indiana, whichever event shall occur first.

SIGNED this 21st day of August, 20 15.

[Handwritten signature]



~~STATE OF INDIANA~~ new York ~~COUNTY OF~~ new York
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared Kliment Mitreski who acknowledged the execution of the foregoing Durable Power of Attorney as his/her voluntary act and deed for the uses and purposes therein mentioned.

KLIMENT MITRESKI

Witness my hand and notarial seal on 21st day of August, 20 15.

CAITLIN L FLANAGAN
Notary Public - State of New York
No. 01FL6286253
Qualified in New York County
My Commission Expires July 22, 2017

[Handwritten signature]
Notary Public Caitlin Flanagan
Resident of new York County new York
My Commission expires: 07/22/2017

This instrument was prepared by: Kliment Mitreski
...

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Kliment Mitreski File No. 1503660

Return to: _____

Exhibit "A"

File No. 1503660

That part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., described as: Beginning at the Southeast corner of said Section; thence West on the South line of said Section 96.60 feet; thence Northwesterly at an external angle of 52 degrees 47 minutes a distance of 216.50 feet; thence Northerly a distance of 193.14 feet, more or less to a point 131.88 feet South of the center line of Commercial Avenue, thence Easterly 216.43 feet to the East line of said Section 23; thence South on said East line, at an internal angle of 94 degrees, a distance of 350.1 feet to the place of beginning, in Lowell, Lake County, Indiana.

