

2020-010917

2020 Feb 13

9:15 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

**DURABLE LIMITED POWER OF ATTORNEY
OF MARY F. MISTRETТА**

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I, **Mary F. Mistretta**, currently residing at 9445 White Oak Avenue, St. John, Indiana 46373-9513, in the County of Lake, State of Indiana, USA, do hereby revoke all other power of attorney documents I have executed prior to the date of execution of this instrument and all other appointments of attorney-in-facts and/or representatives I have made prior to the date of the execution of this instrument.

I, **Mary F. Mistretta**, currently residing at 9445 White Oak Avenue, St. John, Indiana 46373-9513, in the County of Lake, State of Indiana, USA, do hereby appoint my daughter, **Paulette J. Bedka**, currently residing at 3630 43rd Street, Highland, Indiana 46322-3034, in the County of Lake, State of Indiana, USA, as my **Attorney in Fact**. In the event that my daughter, Paulette J. Bedka, fails to serve or ceases to serve as provided in Indiana Code (IC) 30-5-4-4, then I do hereby appoint my son-in-law, Michael E. Bedka, currently residing at 3630 43rd Street, Highland, Indiana 46322-3034, in the County of Lake, State of Indiana, USA, as my Attorney in Fact.

This Power of Attorney shall become effective upon the execution hereof. It shall not be terminated by my incapacity. My Attorney in Fact shall exercise the powers granted hereunder in a fiduciary capacity with due care and in good faith. Subject to the above successor provision, the person who is acting as my Attorney in Fact from time to time can name a successor Attorney in Fact for me. A successor Attorney in Fact shall have all of the powers herein granted to my initial Attorney in Fact. I hereby nominate the person who is serving as my Attorney in Fact as my guardian in the event that it is necessary to appoint a guardian for me.

I give to my Attorney in Fact the powers herein specified to be used on my behalf, provided that my Attorney in Fact shall not have any power which would cause my Attorney in Fact to be treated as the owner of any interest in my property and which would cause that property to be taxed as owned by my Attorney in Fact. My Attorney in Fact shall have the following powers:

1. To take all action with respect to my property and affairs as I could take as fully and with the same effort as if I were competent and acting on my own behalf subject only to the limitations herein contained.

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2. To acquire, own, manage, lease, mortgage, sell and otherwise deal with real estate and to have general authority with respect to real estate transactions as provided in IC 30-5-5-2, including, but not limited to, my interest in the real estate commonly known as 9445 White Oak Avenue, St. John, Indiana 46373-9513, and legally described as:

Lot 17 in Muenich's Second Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 31, page 50, in the Office of the Recorder of Lake County, Indiana.

3. To maintain bank accounts, to sign checks and notes and to enter my safe deposit box and control the contents thereof and to have general authority with respect to banking transactions as provided in IC 30-5-5-3.

4. To exercise all of my legal rights with respect to any matter in which I may have legal rights or legal obligations and to have general authority with respect to claims and litigation as provided in IC 30-5-5-11.

5. To exercise all of my powers and rights with respect to electronic records, reports, and statements, and to have general authority with respect to all electronic records, reports, and statements as provided in IC 30-5-5-14.5.

6. My attorney-in-fact shall also have the authority to take any steps and to perform and do any and all acts that my attorney-in-fact may deem necessary or convenient in connection with the exercise of any of the foregoing powers or authority.

This Durable Limited Power of Attorney ("DLPA") shall remain in effect until my death or earlier delivery of a written revocation of this DLPA to the person serving as my Attorney in Fact hereunder and, if this DLPA is recorded, such revocation references the recorded DLPA and is recorded in each county where the DLPA has been recorded.

The references herein to sections of the Indiana Powers of Attorney Act, IC-30-5, shall be deemed to be references to the comparable provisions of any amended or successor statute if such Act is amended or replaced.

My Attorney In Fact is required to render an accounting in writing to me within a reasonable time after my written or oral request for an accounting.

My Attorney In Fact is authorized to make photocopies of this instrument as frequently and in such quantity as my Attorney In Fact deems appropriate. Each photocopy shall have the same force and effect as the original.

IN WITNESS WHEREOF, Mary F. Mistretta has executed this Durable Limited Power of Attorney on this 8th day of July, 2016.

Document is NOT OFFICIAL!
Mary F. Mistretta

Mary F. Mistretta
This Document is the property of the Lake County Recorder!

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, personally appeared **Mary F. Mistretta**, who acknowledged the execution of the foregoing Durable Limited Power of Attorney, and who, being duly sworn upon her oath, stated that the facts alleged therein are true.

WITNESS my hand and Notarial Seal this 8th day of July, 2016.



Kaitlyn Marie Hagenseker

Kaitlyn Marie Hagenseker, Notary Public

Notary's County of Residence: Lake
Notary's Commission Expires: July 9, 2022

Prepared by Chris Fox, Attorney at Law, IN License #19091-64; 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 1-219-791-1520; Fax: 1-219-791-9366)

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Chris Fox