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2020-044486

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

2020 Jul 15 9:33 AM

POWER OF ATTORNEY

TAX I.D. NO.: 45-19-27-289-015.000-038

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, **NICHOLAS J. PHARES**, has made, constituted and appointed, and by these presents does make, constitute and appoint **MORGAN R. PHARES** 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 **BOYD J. HURTADO**, 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 2 IN UNIT 7A IN MEADOWBROOK PHASE 7 RESUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 110 PAGE 89 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **892 MEADOWBROOK DR., LOWELL, IN 46356**

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.

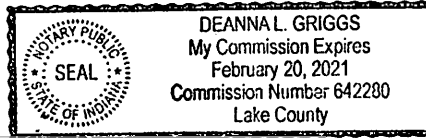
Any act or thing lawfully done by my Attorney-in-Fact under this instrument shall be binding on my assigns, heirs, legatees and devisees, and personal representatives. I hereby give and grant unto said Attorney-in-Fact full power to do every act necessary to be done about the premises as fully as I might 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.

Community Title Company
File No. 2019178

1 25- AM CK 12341

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this 9 day of July, 2020.

Nicholas J. Phares
NICHOLAS J. PHARES, Principal



STATE OF INDIANA, COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 9 day of July, 2020, personally appeared **NICHOLAS J. PHARES**, 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.

Commission Number: 642280

My commission expires: 2 2021

Signature: [Handwritten Signature]

Resident of Lake County

Printed Deanna L. Griggs, Notary Public

I declare that the above power has not been revoked.

Morgan R. Phares
MORGAN R. PHARES, Attorney-in-Fact

EXECUTED AND DELIVERED IN MY PRESENCE:

Maria Williams Witness Signature

MARIA A. WILLIAMS Witness' Printed Name



STATE OF INDIANA)
COUNTY of LAKE)

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS MARIA A. WILLIAMS to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows **NICHOLAS J. PHARES** to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 9 day of July 2020

[Handwritten Signature] Notary Public Signature

DeAnna Griggs Notary Public Printed Name

Commission Number: 642280

My Commission Expires: 2021

Resident of Lake County

This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-43
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

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.

[Signature]
Signature

DeAnna Griggs
Printed Name

