

NOT AN OFFICIAL DOCUMENT

2021-540004
11/29/2021 09:20 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

POWER OF ATTORNEY

TAX I.D. NO.: 45-17-05-278-010.000-047

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, **FERNANDO BALDERAS**, has made, constituted and appointed, and by these presents does make, constitute and appoint **FRANK OLIVA** 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 purchasing from **DEBRA L. RENN** 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 96, EXCEPT THE NORTH 39.5 FEET, DOUBLETREE LAKES ESTATES WEST, PHASE TWO IN THE TOWN OF WINFIELD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 93 PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **10389 PLAYER STREET, CROWN POINT, IN 46307**

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 purchase to said real estate including, but not limited to, financial settlement statements, agreements pro-rating real estate taxes, affidavits, escrow agreements and the like, execute any and all documents necessary for the purchase and financing of the property, including but not limited to deeds, bills of sale, transfer declarations, promissory notes, mortgages, security pledges, any other lending or closing documents deemed appropriate by my attorney-in-fact, 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.

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IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this 09 day of November, 2021.

[Signature]
FERNANDO BALDERAS, Principal

Florida
STATE OF INDIANA, COUNTY OF Himi-Dade) SS:

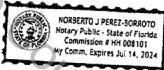
Before me, the undersigned, a Notary Public in and for said County and State, this 9th day of November, 2021, personally appeared **FERNANDO BALDERAS**, the principal named above, signed this Power of Attorney, and acknowledged the execution of it, as the voluntary act and deed of the principal, for 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: HH 008101
My commission expires: July 14, 2024 Signature: [Signature]
Resident of Indiana County Printed Notarient Perez Borrero Notary Public

I declare that the above power has not been revoked.

[Signature] Attorney-in-Fact
FRANK OLIVA, Attorney-in-Fact



This instrument prepared by: **NATHAN D. VIS, Attorney at Law, ID No. 29535-45**
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

Elizabeth Kinzie
Printed Name