

NOT AN OFFICIAL DOCUMENT

2023-502691
01/27/2023 11:55 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED POWER OF ATTORNEY (SELLER)

I, **JUAN FAVELA, Member** do hereby make, constitute and appoint **CIRILO FAVELA**, an adult person, to be true and lawful Attorney-in-Fact, for and in name, place and stead to do any and all of the following:

1. To bargain, agree, contract to sell, execute a Warranty Deed, complete such sale and to tender possession of all property real and personal located at and described as:

SEE ATTACHED EXHIBIT "A"

Property Address: 521 East 28th Avenue, Lake Station, IN 46405

The property described above shall include any personal property in connection therewith or any interest in such real or personal property upon such terms and conditions and under such covenants, Attorney-in-Fact shall deem fit.

2. To enter into tax proration and escrow agreements in connection with such sale, upon such terms, Attorney-in-Fact shall deem fit.
3. To sign and deliver to title company and/or closing agent any escrow closing documents including but not limited to wire out authorization forms, third-party verifications, wire instructions of Principal's accounts, 1099-s real estate transaction forms, etc. as it relates to the sale of the Principal's real estate.
4. To sign and deliver and as necessary, to acknowledge and swear to closing statements, vendor's affidavits, private mortgage insurance affidavits, certificates, written statements and acknowledgments and all forms required or requested by any 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, Attorney-in-fact shall deem fit.
5. 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 purchaser and/or lender, by such title insurance underwriter for such amount and insuring such risks as Attorney-in-Fact, shall deem fit.
6. To modify and amend all documents executed which Attorney-in-Fact shall deem fit.
7. To appoint and authorize any other person or corporation to exercise the power and authority for and on behalf of Attorney-in-Fact should Attorney-in-Fact not be so available to exercise such power.
8. To perform all those functions and activities set out in I.C. 30-5-5-2 through I.C. 30-5-5-19.
9. This Power of Attorney shall terminate on _____. If no date is inserted then the termination date shall be considered after the last recorded document recorded in the transaction.
10. This Power shall not be affected by later disability or incompetence.

(1)

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give and grant to the said Attorney-in-Fact full power and authority to do and perform all and every act and thing requisite or proper to be done in the exercise of the rights and powers herein granted, as fully, to all intents and purposes, as might or could do if personally present, with full power and substitution and revocation and with full authority to deal with the property as authorized above hereby ratifying and confirming all that the said Attorney-in-Fact, or his substitute, or substitutes, shall lawfully do or cause to be done by virtue of the authority granted herein.

Signed this 23 day of January, 2023

Juan Favela
JUAN FAVELA, MEMBER
VELA PROPERTIES, LLC, an Indiana Corporation

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, on this 23 day of January, 2023, personally appeared **JUAN FAVELA, Member** who acknowledged the execution of the foregoing power of attorney to be a voluntary act and deed for the uses and purposes therein set forth.

WITNESS, my hand and Seal this 23 day of January, 2023

7-22-29
My Commission Expires:

NP0735003
Commission No.

Lake
Notary Public County and State of Residence

Kerri Veronesi
Signature of Notary Public
Kerri Veronesi

Printed Name of Notary


This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110,
Carmel, IN 46032

Grantor's Address and Return Original Document to:
JUAN FAVELA, Member
521 East 28th Avenue
Lake Station, IN 46405

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. Andrew R. Drake

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EXHIBIT A

Lot 6, 7, and 8 in Blocks 3 in First Subdivision to the East Gary, now Lake Station, as per Plat thereof, recorded in Plat Book 7, page 9, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder