

NOT AN OFFICIAL DOCUMENT

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TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

POWER OF ATTORNEY

TAX I.D. NO.: 45-07-33-278-009.000-026

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, BAILEY M. SWARTZ has made, constituted and appointed, and by these presents does make, constitute and appoint JANET K. MEYER 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 JOHN E. BANASIAK AND MICHELLE L. BANASIAK, as Grantors, that certain real estate (including all improvements thereof) located in Lake County, Indiana, more particularly described as follows:

LOT 205 IN LAKESIDE 7TH ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37 PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3044 100TH STREET, HIGHLAND, INDIANA 46322

This is a special Power of Attorney effective solely and exclusively for the purpose of processing and handling the purchase and the Closing of such purchase of said real estate and to empower and authorize said Attorney-in-Fact to accept a deed conveying 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 of said real estate including, but not limited to, financial settlement statements, promissory note and mortgage, agreements prorating 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 purchase of said real estate, and said Attorney-in-Fact is authorized on my behalf to execute any and all instruments to accomplish the outright purchase 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. 2325920

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IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 29th day of March, 2023.

Bailey M. Swartz
BAILEY M. SWARTZ, Principal

STATE OF Florida, COUNTY OF Palm beach) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29th day of March, 2023, personally appeared **BAILEY M. SWARTZ**, 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: November 9th 2025
My commission expires: 11/9/2025
Resident of Palm Beach County

[Signature]
Printed Nazia Mohammed, Notary Public

I declare that the above power has not been revoked.

[Signature]
JANET K. MEYER, 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

MARY JO HALL
Printed Name