

DURABLE POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT I, Binh Thanh Le, do hereby make, constitute and appoint Chi Thu Thi Tran, my true and lawful attorney-in-fact for me and in my name to represent me in matters concerning the purchase of certain real property, along with fixtures and personal property located therein, situated in the County of Lake, State of Indiana, more commonly known as 9624 Jackson Ct., Crown Point, IN 46307 and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

With respect to the above described property, said attorney-in-fact is hereby authorized to do any and all of the following:

1. To bargain, agree, contract to purchase, complete such purchase and to receive and take possession of the above described real estate and personal property.
2. To encumber the above described real estate and personal property and to execute and sign and acknowledge such evidences of debt, promissory notes, security documents, mortgages, deeds, deeds of trust, covenants, agreements, hypothecations, reconveyances and all other loan and security documents, including, without limitation, Uniform Commercial Code Security agreements and financing statements, and securing performance and payment of all loan obligations as may be required or requested by the lender of funds for such purchase and those in addition thereto, if any, required by the Escrow Agent supervising the closing of such loan and purchase, all, upon such terms, conditions and provisions as my attorney-in-fact shall deem fit.
3. To enter into and to incur by loan agreement(s) and escrow agreement(s) in connection with such purchase, and for the purpose of executing a second or equity mortgage upon such terms, for such rate of interest and loan repayment terms, and providing for such security and collateral as my attorney-in-fact shall deem fit.
4. To sign, execute and deliver, and, as necessary, to acknowledge and swear to, all closing statements, certificates, written statements and acknowledgments and all other forms required or requested by any such 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.
5. To make, sign, execute and deliver such sales agreements, warranty deeds, quitclaim deeds, land contracts, bills of sale, affidavits, commitments, releases, closing statements, governmental forms and other documents as may be deemed necessary or expedient to consummate the sale and transfer of the above described real estate and personal property.
6. To insure or cause insurance to be taken out on the building, structures and personal property being purchases, at such premium, for such period and covering such risks and underwritten by such insurer as my attorney-in-fact shall deem fit.
7. 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 lender, by such title insurance underwriter, for such amount and insuring such risks as my attorney-in-fact shall deem fit.
8. To appoint and authorize any other person or corporation to exercise the power and authority for and on behalf of my attorney-in-fact should said attorney-in-fact not so available to exercise such power.
9. To perform all those functions and activities set forth and authorized in I.C. 30-5-5-2.

Said attorney-in-fact shall have the power to receive any and all sums of money or payments due or to become due as a result of the sale of said real estate and to deposit the proceeds thereof with any financial institution.

Said attorney-in-fact shall have full power and authority to do and perform all acts necessary or expedient to consummate the purchase and transfer of said property to all intents and purposes as I might or could do if personally present, and I hereby ratify and confirm all that said attorney-in-fact, or his or her substitute, shall do or cause to be done. Provided, however, that I retain full power to revoke this power of attorney and/or substitute another person or persons as my attorney-in-fact.

This power of attorney is to construed and interpreted as a Durable Power of Attorney. This Durable Power of Attorney shall not be affected by my later disability or incapacity, except as provided by statute, it being my intent that this Durable Power of Attorney shall be exercisable and continue in full force and effect notwithstanding my subsequent mental or physical disability or incapacity, and this Durable Power of Attorney shall be valid until the date of , or until I die, am judicially declared incompetent, or revoke this Durable Power of Attorney by recording a written instrument to that effect in the Office of the Recorder of Lake County, Indiana, whichever event shall occur first.

NOT AN OFFICIAL DOCUMENT

DURABLE POWER OF ATTORNEY (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on June 3, 2024.




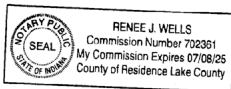
Binh Thanh Le

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Binh Thanh Le who acknowledged the execution of the foregoing instrument, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 3rd day of June, 2024

Signature: 
Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA
My Commission expires: July 8, 2025



This instrument was prepared by:
Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

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:

Renee Wells.

Return to:
Binh Thanh Le and Chi Thi Thu Tran
9624 Jackson Ct.
Crown Point, IN 46307

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-12-33-257-026.000-029

THAT PART OF LOT 1 LYING NORTH OF A LINE DRAWN RADIAL THROUGH A POINT ON THE EAST LINE OF SAID LOT 1 AN ARC DISTANCE OF 38.94 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 1 AS MEASURED ALONG THE EAST LINE OF SAID LOT 1 IN CROWN RIDGE ESTATES 1ST RESUBDIVISION OF TRACTS 38 AND 39 IN CROWN RIDGE ESTATES UNIT THREE, A PLANNED UNIT DEVELOPMENT IN CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87 PAGE 76 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder