

SPECIAL AND LIMITED POWER OF ATTORNEY

OF FILED

2000 040360

LINDA KEPPEL

(Grantor) JUN -8 2000

TO MORTGAGE

ALBERT E. KEPPEL, JR.

(Attorney-In-Fact)

The undersigned hereby nominates, constitutes and appoints ALBERT E. KEPPEL, JR. as my true and lawful special and limited attorney-in-fact to do and perform for me and in my name only the following:

(1) All matters relating to the closing of the purchase of certain real estate from THOMAS D. & CATHI GINN accordance with that certain real estate which is described as follows:

LOT 228 IN FOXWOOD ESTATES, UNIT 4, AN ADDITION TO THE TOWN OF SCHERERVILLE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 71 PAGE 53 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 7654 STARLING SCHERERVILLE, IN 46375

(2) The powers granted hereby shall include, but not be limited to, (a) the execution on my behalf of a promissory note in the principal amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND FIVE HUNDRED and 00/100 Dollars (\$ 178,500.00) at an interest rate of 8.125% for a term of 360 months and a CONVENTIONAL mortgage on the above-described real estate to secure the payment of same, all in favor of and to GMAC MORTGAGE CORP.; (b) the execution on my behalf of closing statements, tax agreements, title affidavits and any and all documents and papers relating to any said closing; (c) to otherwise deal with the title to said real estate, as long as said Attorney-In-Fact shall provide to me an accounting of same; and (d) to otherwise act on my behalf as a party to said Agreement to Purchase Real Estate.

(3) IN FURTHERANCE OF THESE POWERS, I give my Attorney-In-Fact power and authority to do for me and in my name those things which such attorney deems expedient to and necessary to effectuate the intent of this instrument, as fully as I could do personally for myself, reserving unto myself, however, the power to act on my own behalf and also to revoke the powers given in this instrument.

Any act or thing lawfully done by my Attorney-In-Fact under this instrument shall be binding on me and on my heirs, assigns and legal representatives.

Persons to whom this instrument may be delivered may rely on its being in effect and unrevoked unless I shall have executed a proper instrument of revocation and recorded it, or caused it to be recorded, in the Office of the Recorder of Lake County, State of Indiana. This Power of Attorney shall not be affected by subsequent disability or incapacity of the principal services.

NORTHWEST INDIANA TITLE SERVICES, INC. time. 12.00
162 Washington Street
Lowell, Indiana 46355
760-6797 or 760-6810

7085

Signed this 3rd day of JUNE, 2000, before the Notary Public named below, who has duly witnessed my signing of this instrument.

GRANTOR:

Linda Keppel
LINDA KEPPEL

STATE OF OHIO
COUNTY OF Ashtabula

Document is
NOT OFFICIAL!

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of JUNE, 192000 personally appeared LINDA KEPPEL and acknowledged the execution of the above instrument to be his/her voluntary act and deed, for the uses and purposes therein stated.

~~Andreas Clemson, Notary Public~~
Recorded in Ashtabula County
in and for the State of Ohio
My Commission Expires June 3, 2003

[Signature]
Notary Public

County of Residence: Ashtabula



This instrument was prepared by: RICHARD A. ZUNICA 162 WASHINGTON STREET
LOWELL IN 46356