

2013 050611

**DURABLE LIMITED POWER OF ATTORNEY**

**ARTICLE I**

**DESIGNATION OF AGENT**

I, **Thomas J. Mullins**, age 66 (DOB: 12/27/1946) of 809 Killarney Drive in the Town of Dyer, Lake County, Indiana do hereby designate and appoint my wife **Deborah L. Mullins** as my Attorney-in-Fact, (hereinafter sometimes referred to as my Agent), giving my Agent full authority and power to act on my behalf pursuant to Indiana Code 30-5, as it exists now and is amended in the future, and as hereinafter authorized in this document.

STATE OF INDIANA  
LAKE COUNTY  
RECORDER  
JUL 2 AM 10:17  
M. HALL B. GROWN  
RECORDER

**ARTICLE II**

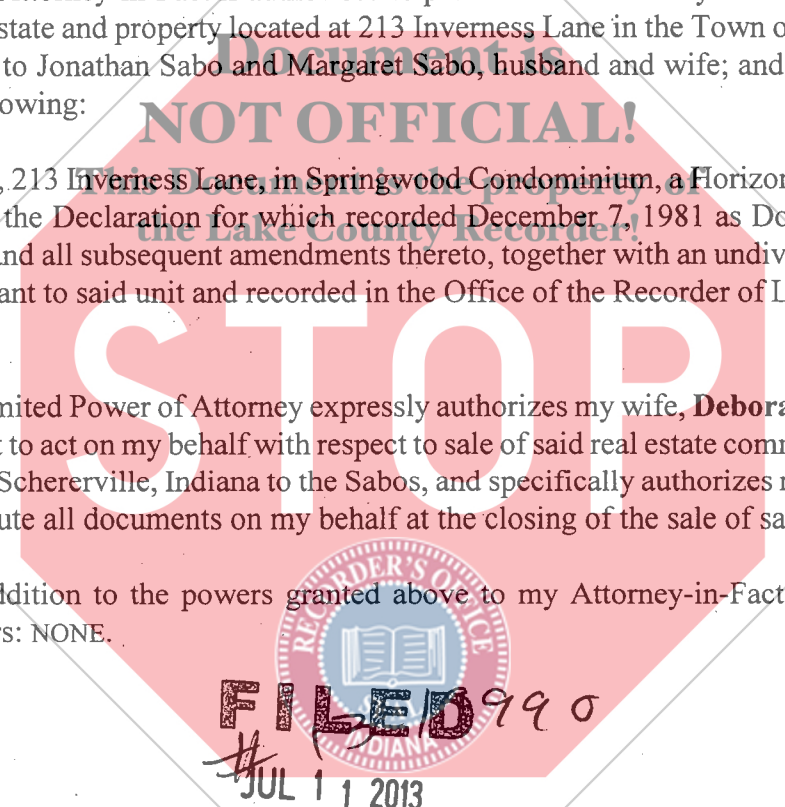
**STATEMENT OF AUTHORITY GRANTED**

A. My Attorney-in-Fact is authorized to proceed and act on my behalf with respect to the sale of our real estate and property located at 213 Inverness Lane in the Town of Schererville, Lake County, Indiana to Jonathan Sabo and Margaret Sabo, husband and wife; and which real estate is described as following:

Unit 213, 213 Inverness Lane, in Springwood Condominium, a Horizontal Property Regime, the Declaration for which recorded December 7, 1981 as Document No. 652819 and all subsequent amendments thereto, together with an undivided interest appurtenant to said unit and recorded in the Office of the Recorder of Lake County, Indiana.

This Durable Limited Power of Attorney expressly authorizes my wife, **Deborah L. Mullins** as my Attorney-in-Fact to act on my behalf with respect to sale of said real estate commonly known as 213 Inverness Lane, Schererville, Indiana to the Sabos, and specifically authorizes my Attorney-in-Fact to sign and execute all documents on my behalf at the closing of the sale of said real estate.

B. In addition to the powers granted above to my Attorney-in-Fact, I hereby grant the following powers: NONE.



FILED 990  
# JUL 11 2013

①

20<sup>th</sup>  
MT  
noncom  
Ad

HOLD FOR MERIDIAN TITLE CORP  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

004143

**ARTICLE III**

**POWER OF ATTORNEY TO BE DURABLE**

This power of attorney will continue to be effective even though I become incompetent or incapacitated.

**ARTICLE IV**

**JOINT AGENTS**

If I have designated more than one agent, the agents are to act SEVERALLY.

**ARTICLE V**

**INDEMNIFICATION OF THIRD PARTY**

I agree that any third party that receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

**ARTICLE VI**

**EFFECTIVE DATE AND TERMINATION**

This power of attorney shall become effective immediately upon my execution of this Durable Limited Power of Attorney. Once this power of attorney has become effective it shall continue in effect until revoked or until my death, which ever occurs first. I hereby reserve the right of revocation; however, this Durable Limited Power of Attorney shall continue in full force and effect until I have executed and recorded in the Recorder's Office of the County of my domicile a written revocation hereof.

**ARTICLE VII**

**PRIOR GENERAL POWERS OF ATTORNEY REVOKED**

All powers of attorney not applicable to a specific property interest owned by me and identified in the Power of Attorney executed by me prior to the date of this Durable Limited Power of Attorney are revoked. This Durable Limited Power of Attorney supercedes all powers of attorney not revoked.

**ARTICLE VIII**

**AUTHORITY OF SUCCESSOR ATTORNEYS-IN-FACT**

Any Attorney-in-Fact hereunder shall be considered to fail to serve, or cease to serve, when the Attorney-in-Fact dies, resigns, declines to serve, is adjudged incapacitated by a court, is certified by a physician as unable to perform the duties hereunder, or ceases to be the principal's spouse. In the event any individual named herein fails to serve, or ceases to serve, as my Attorney-in-Fact, such individual shall have no further power under this instrument, except for such power as may be delegated to such individual by my then acting Attorney-in-Fact.

**ARTICLE IX**

**NOT OFFICIAL!**  
**This Document is the property of**  
**MISCELLANEOUS**  
**the Lake County Recorder!**

- A. This Durable Limited Power of Attorney is intended to be valid and given full faith and credit in any jurisdiction or state in which it is presented.
- B. My Attorney-in-Fact shall not be entitled to any compensation for services performed hereunder.
- C. My Attorney-in-Fact, including (his/her) heirs, legatees, successors, assigns, personal representatives, and estate, acting in good faith hereunder, are hereby released and forever discharged from any and all liability (including civil, criminal, administrative or disciplinary), and from all claims or demands of all kinds whatsoever by me or my heirs, legatees, successors, assigns, personal representatives, or estate, arising out of the acts or omissions of my Attorney-in-Fact, except for willful misconduct or gross negligence.
- D. My Attorney-in-Fact is authorized to make photocopies of this instrument as frequently and in such quantity as (he/she) shall deem appropriate. Each photocopy shall have the same force and effect as any original.

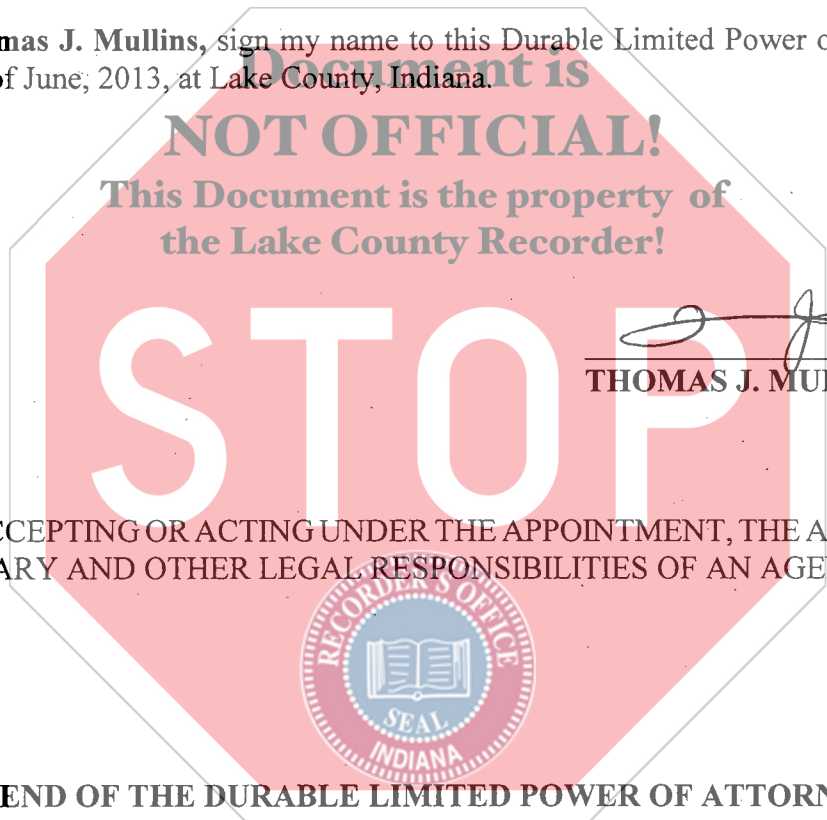
E. If any part or provision of this instrument shall be invalid or unenforceable, such part or provision shall be ineffective to the extent of such invalidity or enforceability only, without in any way affecting the remaining parts or provisions of this instrument.

F. This instrument, and actions taken by my Attorney-in-Fact properly authorized hereunder, shall be binding on me, my heirs, successors, assigns, legatees, guardians and personal representatives.

**DATE AND SIGNATURE OF PRINCIPAL**

I am fully informed to all the contents of this form and understand the full import of this grant of powers.

I, **Thomas J. Mullins**, sign my name to this Durable Limited Power of Attorney on this 5<sup>th</sup> day of June, 2013, at Lake County, Indiana.



  
\_\_\_\_\_  
**THOMAS J. MULLINS**

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

**END OF THE DURABLE LIMITED POWER OF ATTORNEY  
OF  
THOMAS J. MULLINS**

