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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 009131

2014 FEB 18 AM 9:30

MICHAEL B. BROWN
RECORDER

**LIMITED POWER OF ATTORNEY
(BUYER)**

Know all men by these presents that **MATTHEW SCHELTENS** do hereby make, constitute and appoint:

MICHAEL CAMPBELL, an adult person, to be my true and lawful attorney, for me and in my name, place and stead 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 all property real and personal located at and described as follows:

**LOT NUMBERED 2 IN BLOCK 4 IN THE RECORDED PLAT OF GLEN-ELLEN, HAMMOND,
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 35 IN THE OFFICE OF THE
RECORDER OF LAKE COUNTY, INDIANA**

Commonly known as:
**7409 MONROE AVE,
HAMMOND, IN 46324**

FILED
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2. To enter into and to incur by loan agreements and escrow agreements in connection with such purchase, and for the purpose of executing a second or equity mortgage upon such purchase, the rate of interest and loan repayment terms, and providing for such security and collateral as my Attorney-In-Fact shall deem fit.
3. 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.
4. To sign 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 insure or cause insurance to be taken out on the buildings, structures and personal property being purchased, at such premium, for such period and covering such risks and underwritten by such insurer as my Attorney-In-Fact shall deem fit.
6. 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 said Attorney-In-Fact, shall deem fit.

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the Lake County Recorder!

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

#15
MT
CS

10755A

HOLD FOR MERIDIAN TITLE CORP

14-3055

- 7. 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 my Attorney-in-Fact not be so available to exercise such power.
- 8. To perform all those functions and activities set out and authorized in I.C. 30-5-5-2.

This power shall not be affected by my later disability or incompetence.

I give and grant to my 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 I 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 my said Attorney-In-Fact, or his substitute, or substitutes, lawfully do or cause to be done by virtue of the authority granted herein.

Signed this 6th day of February, 2024



CIVIC PROPERTIES, LLC
MATTHEW SCHELTENS, MEMBER

Document
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This Document is the property of
the Lake County Recorder!

State of IN, County of Lake

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, on this 6th day of February, 2024, personally appeared **MATTHEW SCHELTENS** 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 Notarial Seal.

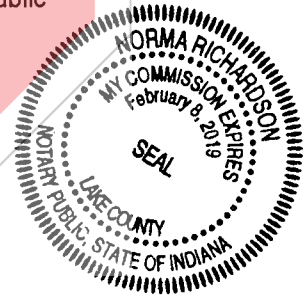
My Commission Expires: _____



Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence



This instrument was prepared by: **DANIEL CAVENDER, MEMBER
CAVENDER PROPERTIES, LLC**
127 N BROAD ST, GRIFFITH, IN 46319

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.

[Name] _____

NOTE: The individual's name in affirmation statement may be typed, hand written or a signature.

