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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 082965

2014 DEC 29 PM 1:44

MICHAEL B. BROWN  
RECORDER

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**LIMITED POWER OF ATTORNEY (SELLER)**

Know all men by these presents that Tina Renee Mongaraz f/k/a Tina Renee Lewis of adult age, do hereby make, constitute and appoint **John Mongaraz Jr.**, an adult person, to be my true and lawful Attorney-in-Fact, for me and in my name, place and stead to do any and all of the following:

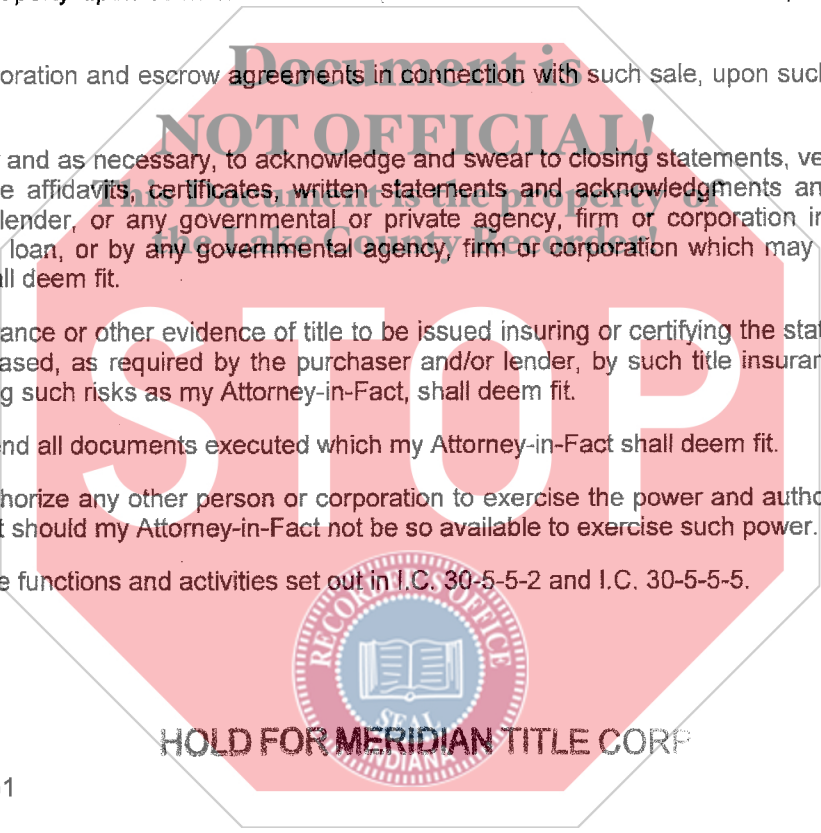
- 1. To bargain, agree, contract to sell, execute a Warranty Deed, complete such sale and to tender possession of all property real and personal located at and described as:

**SEE ATTACHED EXHIBIT "A"**

Property Address: 2249 Cline Avenue, Gary, IN 46406

The property described above shall include any personal property in connection therewith or any interest in such real or personal property upon such terms and conditions and under such covenants, my Attorney-in-Fact shall deem fit.

- 2. To enter into tax proration and escrow agreements in connection with such sale, upon such terms, my Attorney-in-Fact shall deem fit.
- 3. To sign and deliver and as necessary, to acknowledge and swear to closing statements, vendor's affidavits, private mortgage insurance affidavits, certificates, written statements and acknowledgments and all forms required or requested by any 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, my Attorney-in-fact shall deem fit.
- 4. 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 purchaser and/or lender, by such title insurance underwriter for such amount and insuring such risks as my Attorney-in-Fact, shall deem fit.
- 5. To modify and amend all documents executed which my Attorney-in-Fact shall deem fit.
- 6. 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.
- 7. To perform all those functions and activities set out in I.C. 30-5-5-2 and I.C. 30-5-5-5.



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AMOUNT \$ 15-  
 CASH \_\_\_\_\_ CHARGE MT  
 CHECK# \_\_\_\_\_  
 OVERAGE \_\_\_\_\_  
 COPY \_\_\_\_\_  
 NON-CONF \_\_\_\_\_  
 DEPUTY SS

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

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

Signed this 9<sup>th</sup> day of December, 2014

Tina Renee Mongaraz F/K/A Tina Renee Lewis  
Tina Renee Mongaraz F/K/A Tina Renee Lewis

State of OHIO, County of Greene ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named, who acknowledged the execution of the foregoing Limited Power of Attorney to be a voluntary act and deed for the uses and purposes therein set forth.

WITNESS, my hand and Seal this 9 day of December, 2014.

My Commission Expires: May 3, 2015 Heather Faust  
Signature of Notary Public

Heather Faust  
Printed Name of Notary Public

Greene County, State of OHIO  
Notary Public County and State of Residence

 HEATHER FAUST  
Notary Public, State of Ohio  
My Commission Expires May 3, 2015

This instrument was prepared by:  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Grantor's Address and Return Original Document to:  
1249 Fyffe Ave.  
New Carlisle, OH 45344

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. Andrew R. Drake

MTC File No.: 14-42651

**EXHIBIT A**

The South Half of Lot Numbered 5, except the East 90 feet thereof, Block 3, in A.A. Lewis and Company's Calumet Home Gardens First Addition as per plat thereof recorded in Plat Book 23, page 4 in the Office of the Recorder of Lake County, Indiana. Also EXCEPTING that part taken for the road described as follows: Beginning at the Southwest corner of said lot; thence North 00°02'29" East 60.00 feet along the West line of said lot to the Northwest corner of the South 1/2 of said lot; thence South 89°54'06" East 23.39 feet along the North line of the South 1/2 of said lot; thence South 00°40'40" East 46.62 feet; thence South 48°48'03" West 20.37 feet to the South line of said lot; thence North 89°54'06" West 39.31 feet along said South line to the point of beginning.

