

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 016659

2011 MAR 21 AM 10:09

MICHAEL J. CHAMAN  
RECORDER

**SPECIAL / LIMITED WARRANTY DEED**

Signature Group Holdings, Inc., successor in interest to Fremont Reorganizing Corporation f/k/a Fremont Investment & Loan, a California Corporation ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Edward J. Donnelly and Dolores DeVoss ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 7009 Harrison Avenue, Hammond, Indiana 46324 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-06-12-404-002.000-023  
State Tax ID 45-06-12-404-002.000-023

Lot 50 and 51 in Block 3 in Resubdivision of part of Jackson Terrace, Hammond, as per plat thereof, recorded in Plat Book 18, Page 4 in the Office of the Recorder of Lake County, Indiana.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

Being the same real property conveyed by Sheriff's Deed to Fremont Reorganizing Corporation f/k/a Fremont Investment & Loan, a California Corporation by Deed recorded in Instrument Number 2010.028379 of the Lake County, Indiana Records.

Property Address: 7009 Harrison Avenue, Hammond, Indiana 46324

The Grantee's Tax Mailing/Physical Address is: 704 North Oakwood Street  
Griffith, IN 46319

**Grantor herein certifies under oath that no Indiana Gross Income Tax is due on this transaction.**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

Special/Limited Warranty Deed  
Property Address: 7009 Harrison Avenue, Hammond, Indiana 46324

Page 1 of 2

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR**

**000311**

AMOUNT \$ 18<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 772807  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON - COM \_\_\_\_\_  
CLERK RC

E

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:  
March 3, 2011.

Signature Group Holdings, Inc., successor in interest to Fremont Reorganizing Corporation f/k/a Fremont Investment & Loan, a California Corporation, by its Attorney In Fact, Specialized Loan Servicing, LLC, pursuant to a Limited Power of Attorney.

By: [Signature]  
Specialized Loan Servicing  
Its: As Attorney In Fact  
Jeffrey Dowden, Manager REO

State of CO County of Douglas, ss:

Be it remembered, that on this 3 day of March 2011, before me, the subscriber, a Notary Public in and for said county and State, personally came Signature Group Holdings, Inc., successor in interest to Fremont Reorganizing Corporation f/k/a Fremont Investment & Loan, a California Corporation, by its Attorney In Fact, Specialized Loan Servicing, LLC by and through Jeffrey Dowden, its Manager REO, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

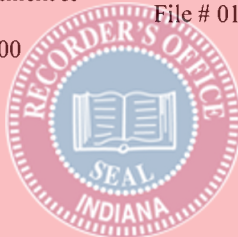
In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

[Signature]  
Notary Public Pauline Lane  
My Commission Expires: \_\_\_\_\_  
PAULINE LANE  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 07/27/2014

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.  
Angi Schuerman.

This instrument prepared by:  
Signature Group Holdings, Inc., successor in interest to Fremont Reorganizing Corporation f/k/a Fremont Investment & Loan, a California Corporation  
8742 Lucent Boulevard, Suite 300  
Denver, CO 80129  
Jeffrey Dowden

Return Recorded Instrument to:  
PRISM Title & Closing Services, Ltd.  
809 Wright's Summit Parkway, Suite 200  
Ft. Wright, Kentucky 41011  
File # 01001235



Special/Limited Warranty Deed  
Property Address: 7009 Harrison Avenue, Hammond, Indiana 46324