

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 042164

2011 AUG -5 AM 8:34

MICHAEL J. PAJMAN  
RECORDER

**SPECIAL / LIMITED WARRANTY DEED**

Flagstar Bank, FSB ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Jovica Balac ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 1635 Ridge Road, Munster, Indiana 46321 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-07-20-301-017.000-027  
State Tax ID 45-07-20-301-017.000-027

Lot 1 in Thomas' 4th Addition to Munster, as per plat thereof, recorded in Plat Book 64, page 40, 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 Deed to Flagstar Bank, FSB by Deed recorded in Document Number 2011 034659 of the Lake County, Indiana Records.

Property Address: 1635 Ridge Road, Munster, Indiana 46321

The Grantee's Tax Mailing/Physical Address is: 9931 Tanglewood Ct  
Munster, Indiana 46321

**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 Grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or 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.

Special/Limited Warranty Deed  
Property Address: 1635 Ridge Road, Munster, Indiana 46321

Page 1 of 2

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 03 2011

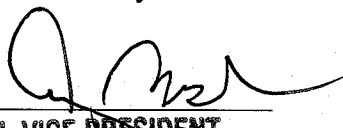
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

054582

18:00  
# 775547  
44

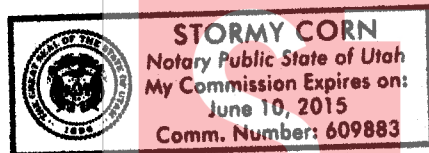
IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:  
July 18, 2011.


Flagstar Bank, FSB, by its Attorney In Fact, Green River Capital, LLC, pursuant to a Limited Power of Attorney.

By:   
AVIVA BUSH, VICE PRESIDENT  
Its: \_\_\_\_\_

Be it remembered, that on this 18 day of July, 2011, before me, the subscriber, a Notary Public in and for said county and State, personally came Flagstar Bank, FSB, by its Attorney In Fact, Green River Capital, LLC by and through Aviva Bush, its VP, 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.



  
Notary Public Stormy Corn  
My Commission Expires: 6/10/15

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:  
Flagstar Bank, FSB /Aviva Bush  
5151 Corporate Drive  
Troy, Michigan 48098

Return Recorded Instrument to:  
PRISM Title & Closing Services, Ltd.  
809 Wright's Summit Parkway, Suite 200  
Ft. Wright, Kentucky 41011  
File # 01100429