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This document prepared by
and return to:
Joseph R. Santeler
Chuhak & Tecson, P.C.
30 S. Wacker Dr., Suite 2600
Chicago, Illinois 60606

2013 052824

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 JUL 19 AM 8:40

MICHAEL B. BROWN
RECORDER



THIS SPACE FOR RECORDER'S USE ONLY

ASSIGNMENT OF MORTGAGE AND RELATED LOAN DOCUMENTS

For TEN and 00/100 DOLLARS (\$10.00) lawful money of the United States of America in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the **FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR MUTUAL BANK** ("Assignor"), with an address of 1601 Bryan Street, Suite 1700, Dallas, TX 75201, hereby grants, assigns, transfers and sets over to **UNITED CENTRAL BANK**, a Texas state chartered bank, with an address of 4555 W. Walnut, Garland, TX 75042, together with its successors and assigns ("Assignee"), WITHOUT RECOURSE, all of the Assignor's and Mutual Bank's right, title and interest in and to all of the following:

1. That certain Mortgage made by Summer Seven L.L.C. in favor of Mutual Bank, dated July 14, 2006 and recorded with the Lake County, Indiana Recorder of Deeds ("Recorder") on July 20, 2006 as Document No. 2006 062892 encumbering the real property commonly known as 1325 & 1335 East Summer, Hammond, Indiana 46325, having a Key No. #37-14-14, legally described as set forth on Exhibit A attached hereto and incorporated herein by reference ("Premises"), together with all amendments and modifications thereto, including but not limited to that certain Mortgage Modification Agreement dated July 2, 2009 and recorded with the Recorder on November 3, 2009 as Document No. 2009 073213;
2. That certain Guaranty dated July 14, 2006 from Ranjit R. Handa and Neelam Gupta, as Guarantors, to and in favor of Mutual Bank, as Lender, and any subsequent reaffirmations thereof;
3. Assignor's and Mutual Bank's entire right, title and interest in all other documents and instruments not specifically enumerated herein which evidence, secure or modify repayment of the indebtedness described in the Mortgage or insure the Premises or other collateral described in any of the above enumerated documents or instruments or which insure Assignor's and Mutual Bank's title and interest in the Premises and other collateral.

AMOUNT \$ 26⁰⁰
CASH _____ CHARGE _____
CHECK # 18118, 18258
OVERAGE _____
COPY _____
NON-COM _____ E
CLERK br _____

1MB

TO HAVE, HOLD, RECEIVE AND TAKE, all and singular the hereditaments and premises hereby and thereby granted, described and assigned, or mentioned and intended so to be, with the appurtenances, unto the Assignee to and for its proper use and benefit forever. This assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

WITNESS the due execution hereof on JUNE 20, 2013, to be effective as of July 31, 2009.

FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for Mutual Bank

By: *Quintin Harmon*

Name: Quintin Harmon

Title: Attorney-in-fact

acting pursuant to that certain Limited Power of Attorney granted by the Federal Deposit Insurance Corporation on August 8, 2012 and recorded with the Dallas County, Texas Clerk on August 8, 2012 as Document #201200232916, a true and correct copy of the original so filed in Dallas County, Texas Clerk's Office is attached hereto

STATE OF ILLINOIS

COUNTY OF COOK

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

On this 20th day of JUNE, 2013, before me, a Notary Public, the undersigned, Quintin Harmon, acting as attorney-in-fact of the Federal Deposit Insurance Corporation pursuant to that certain Limited Power of Attorney granted on August 8, 2012 and recorded with the Dallas County, Texas Clerk's Office on August 8, 2012 as Document #201200232916, personally appeared before me and acknowledged himself to be the holder of the Power of Attorney and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Federal Deposit Insurance Corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Shirley L. Bobbitt
Notary Public

My commission expires: 7-25-2015



"OFFICIAL SEAL"
Shirley L Bobbitt
Notary Public, State of Illinois
My Commission Expires 7-25-2015

EXHIBIT A

PARCEL 1: PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE CHICAGO, INDIANA AND SOUTHERN RAILROAD COMPANY'S PROPERTY, WHICH BEARS SOUTH 62 DEGREES 34 MINUTES EAST, 582.32 FEET FROM WHERE THE NORTH LINE OF SAID SECTION INTERSECTS THE SOUTH LINE OF SAID RAILROAD COMPANY'S PROPERTY AND WHICH POINT IS THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO CENTRAL RAILWAY SIGNAL COMPANY, BY DEED RECORDED JANUARY 22, 1913 IN DEED RECORD 185 PAGE 558, RUNNING

THENCE SOUTH 62 DEGREES 34 MINUTES EAST, 340.61 FEET; RUNNING THENCE SOUTH 26 DEGREES 02 MINUTES WEST, A DISTANCE OF 430.81 FEET, MORE OR LESS, TO A POINT OF THE NORTHEASTERLY LINE OF SUMMER STREET, SAID POINT BEING THE WEST SIDE OF AN EXISTING FIRE WALL; THENCE NORTH 55 DEGREES 35 MINUTES WEST, ALONG THE NORTHEASTERLY LINE OF SUMMER STREET, 352.87 FEET TO THE SOUTHEAST CORNER OF SAID CENTRAL RAILWAY SIGNAL COMPANY'S PROPERTY; THENCE NORTH 27 DEGREES 26 MINUTES EAST, 387.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THE WESTERLY 1 FOOT OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHEASTERLY LINE OF SUMMER STREET, BEARING NORTH 55 DEGREES 35 MINUTES WEST, 705.16 FEET FROM THE INTERSECTION OF THE NORTHEASTERLY LINE OF SUMMER STREET, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION: THENCE NORTH 27 DEGREES 36 MINUTES EAST, 132.0 FEET; THENCE SOUTH 55 DEGREES 35 MINUTES EAST, PARALLEL TO SUMMER STREET, 134.67 FEET; THENCE RUNNING NORTH 43 DEGREES 42 MINUTES EAST, 148.09 FEET; THENCE NORTH 27 DEGREES 28 MINUTES EAST, 195.76 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF LAND OF THE NEW YORK CENTRAL RAILROAD COMPANY WHICH IS 1282.58 FEET, SOUTH 62 DEGREES 34 MINUTES EAST FROM THE INTERSECTION OF SAID RAILROAD PROPERTY LINE, WITH THE NORTH LINE OF SAID SECTION; THENCE NORTH 62 DEGREES 34 MINUTES WEST, ALONG THE SOUTHWESTERLY LINE OF SAID RAILROAD PROPERTY, 359.65 FEET; THENCE SOUTH 26 DEGREES AND 2 MINUTES WEST, A DISTANCE OF 430.81, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF SUMMER STREET, SAID POINT BEING THE WEST SIDE OF AN EXISTING FIRE WALL; THENCE SOUTH 55 DEGREES 35 MINUTES EAST, ALONG THE NORTHEASTERLY LINE OF SUMMER STREET, 175.04 FEET TO THE POINT OF BEGINNING.

KEY NO#37-14-14

The property is located in LAKE County at 1325 & 1335 EAST SUMMER, HAMMOND, Indiana 46325.

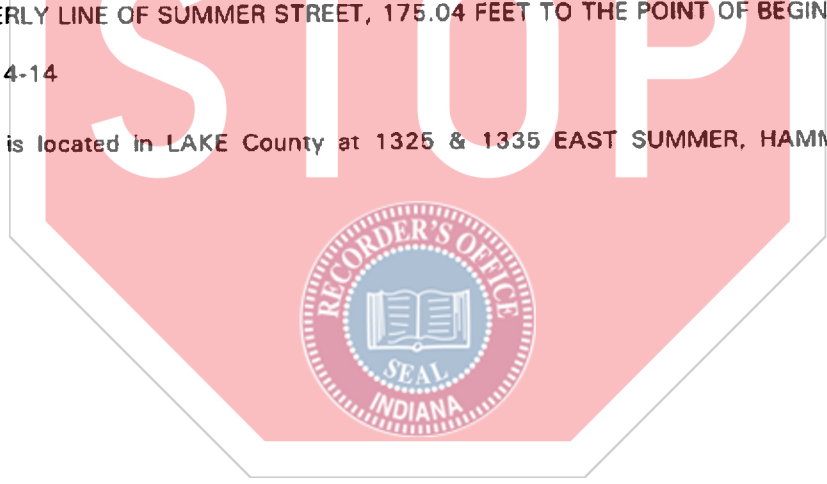


EXHIBIT B



201208232916
POA 1/4

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a corporation organized and existing under an Act of Congress, hereafter called the "FDIC", hereby designates the employee(s) of United Central Bank set out below (the "Attorney(s)-in-Fact") for the sole purpose of executing the documents outlined below:

George Martin
Quintin Harmon

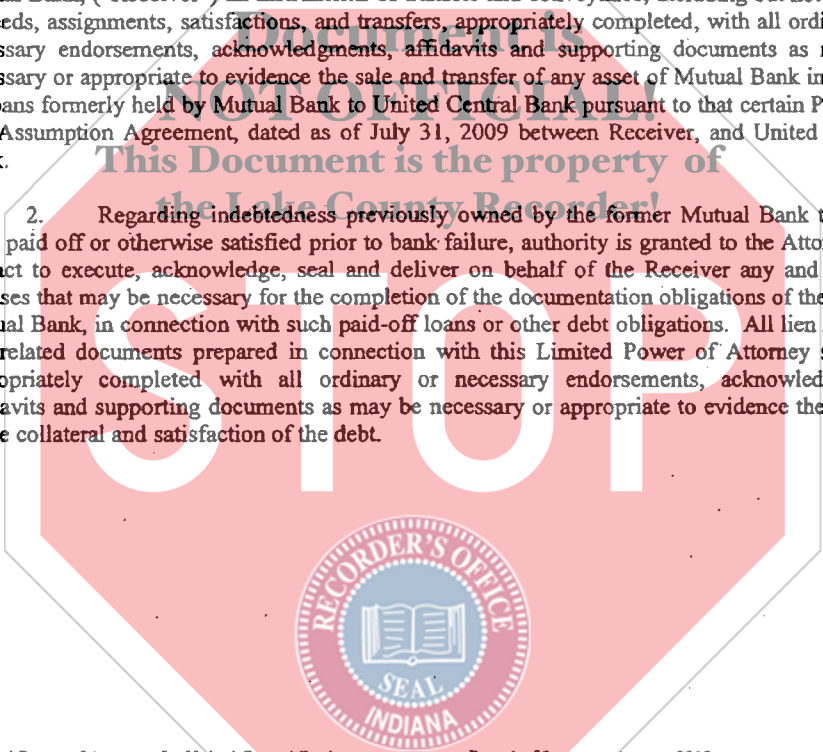
Kenneth Tomlinson
Donald Flatt

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW THEREFORE, the FDIC grants to the above-named Attorney(s)-in-Fact the authority, subject to the limitations herein, as follows:

1. To execute, acknowledge, seal and deliver on behalf of the FDIC as receiver of Mutual Bank, ("Receiver") all instruments of transfer and conveyance, including but not limited to deeds, assignments, satisfactions, and transfers, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the sale and transfer of any asset of Mutual Bank including all loans formerly held by Mutual Bank to United Central Bank pursuant to that certain Purchase and Assumption Agreement, dated as of July 31, 2009 between Receiver, and United Central Bank.

2. Regarding indebtedness previously owned by the former Mutual Bank that had been paid off or otherwise satisfied prior to bank failure, authority is granted to the Attorney(s)-in-Fact to execute, acknowledge, seal and deliver on behalf of the Receiver any and all lien releases that may be necessary for the completion of the documentation obligations of the former Mutual Bank, in connection with such paid-off loans or other debt obligations. All lien releases and related documents prepared in connection with this Limited Power of Attorney shall be appropriately completed with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the release of the collateral and satisfaction of the debt.



Attorneys-in-Fact shall undertake to complete all appropriate due diligence necessary to verify the full and final payment and satisfaction of all indebtedness secured by the collateral being released.

The form which the Attorney(s)-in-Fact shall use for endorsing promissory notes or preparing allonges to promissory notes is as follows:

Pay to the order of

Without Recourse

FEDERAL DEPOSIT INSURANCE CORPORATION
as Receiver of Mutual Bank

By: _____

Name: _____

Title: Attorney-in-Fact

All other documents of assignment, conveyance, or transfer shall contain this sentence: "This assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver."

3. FDIC further grants to each Attorney-in-Fact full power and authority to do and perform all acts necessary to carry into effect the powers granted by this Limited Power of Attorney as fully as FDIC might or could do with the same validity if all and every such act had been herein particularly stated, expressed, and especially provided for.

This Limited Power of Attorney shall be effective from August 1, 2012, and shall continue in full force and effect through July 31, 2013, unless otherwise terminated by an official of the FDIC authorized to do so by the Board of Directors ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Additionally, upon the termination of employment from United Central Bank (for any reason) of any Attorney(s)-in-Fact named herein, such terminated employee's power and authority provided pursuant to this Limited Power of Attorney shall immediately be revoked and be of no further force and effect as of the date of such termination. Any third party may rely upon this document as the named individual(s)' authority to continue to exercise the powers herein granted, unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless a third party has received actual notice of a Revocation.



Limited Power of Attorney for United Central Bank

Page 2 of 3

August, 2012

Prepared by: Donald Linker and Darlene Waller, Federal Deposit Insurance Corporation, Dallas Regional Office, Legal Division

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 8 day of August, 2012.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: [Signature]
Name: James L. Parrish
Title: Customer Service Manager
Dallas Regional Office

Signed in the presence of:

[Signature]
Witness
Name: Begina Richardson

[Signature]
Witness
Name: Beverly Waddy

STATE OF TEXAS
COUNTY OF DALLAS

On this 8 day of August, 2012, before me, a Notary Public in and for the State of Texas appeared James L. Parrish, to me personally known, who, being by me first duly sworn did depose that he is Customer Service Manager, Dallas Regional Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said James L. Parrish, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



Cassandra Denise Veasley
Notary Public
My Commission expires: 9/28/2014

STATE OF TEXAS
COUNTY OF DALLAS

On this 8 day of August, 2012, before me, a Notary Public in and for the State of Texas appeared Begina Richardson (witness #1) and Beverly Waddy (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw James L. Parrish, Customer Service Manager, Dallas Regional Office of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, subscribe the same, and that they had signed the same as a witness at the request of the person who executed the same.



Cassandra Denise Veasley
Notary Public
My Commission expires: 9/28/2014

Document is
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
08/08/2012 09:48:15 AM
\$24.00
NOT OFFICIAL!

This Document is the property of
the Land Recorder!



201200232916

STOP



THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and
correct photographic copy of the original record now in my lawful
custody and possession, filed on the date stamped thereon and as
the same is recorded in the Recorder's Records in my office under
the volume and page or instrument # stamped thereon.
I hereby certify on

AUG 08 2012



COUNTY CLERK, Dallas County, Texas
By _____ County

[Signature]