

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 043620

2017 JUL 17 AM 10:41

Key No. 46111-385-003-000-036  
MICHAEL S. BEECHER  
RECORDER

Mail Tax Bills To:  
Mr. & Mrs. Milos Balac  
321 Deerpath Drive, #303  
Scherville, IN 46375

### PERSONAL REPRESENTATIVE'S DEED

CURTIS FRANKOVICH, as Personal Representative of the Estate of Allen Frankovich (aka Thomas A. Frankovich; aka Thomas Allen Frankovich), deceased, which estate is pending in the Circuit Court of Lake County, Indiana, under Cause No. 45C01-1703-EU-00052, by virtue of the power and authority granted to a personal representative under the Indiana Code proceeding under Unsupervised Administration, and for good and sufficient consideration conveys to:

**MILOS BALAC AND BRANKA BALAC, HUSBAND AND WIFE**

the following described real estate in Lake County, State of Indiana, to-wit:

UNIT NO. 303 AT 321 DEERPATH DRIVE, IN DEERPATH ESTATES PHASE TWO-A, A HORIZONTAL PROPERTY REGIME, PER DECLARATION RECORDED FEBRUARY 5, 1980 AS DOCUMENT NO. 572045 AND 572046, AND AMENDED BY INSTRUMENT RECORDED NOVEMBER 4, 1981 AS DOCUMENT NO. 649610 AND RE-RECORDED NOVEMBER 19, 1981 AS DOCUMENT NO. 651214, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND LIMITED AREAS APPERTAINING THERETO.

Commonly Known As: 321 Deerpath Drive, #303, Scherville, IN 46375

Grantee Address: 321 Deerpath Drive, #303 Scherville, IN 46375

Subject to the following:

1. Real Estate taxes and assessments for the year 2017 payable in 2018, and all years subsequent thereto.
2. Easements, covenants and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, right-of-way, and other matters which would be disclosed by an accurate survey of the premises.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

**FIDELITY NATIONAL  
TITLE COMPANY**

92017-1452

JUL 14 2017

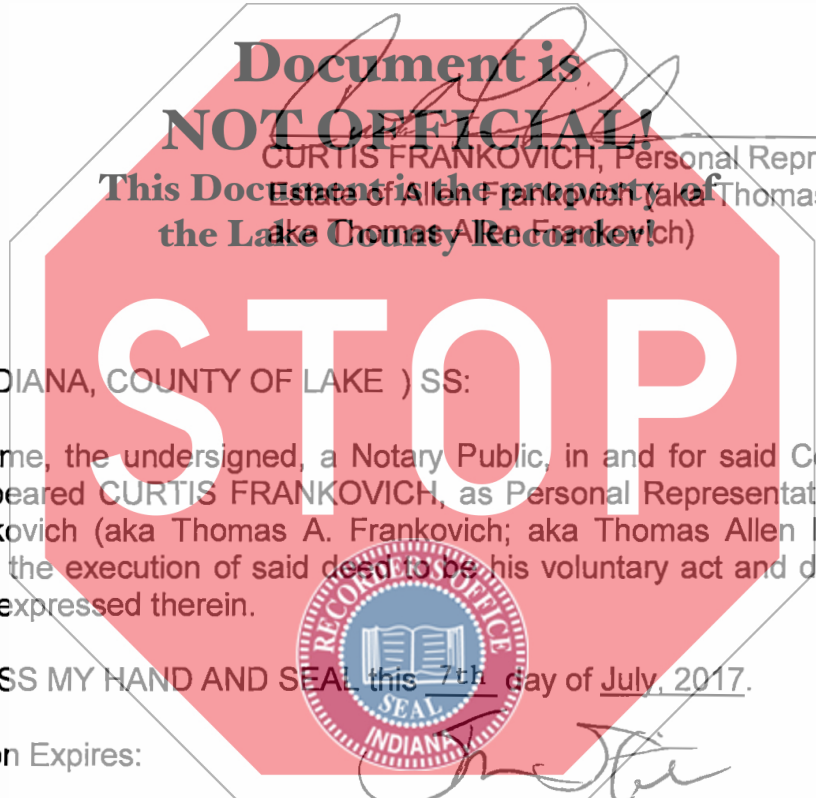
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

004018

Handwritten initials: J.S. B.

- 3. Liens and encumbrances, if any, created by the acts of the herein grantee.

IN WITNESS whereof, the said CURTIS FRANKOVICH, as Personal Representative of the Estate of Allen Frankovich (aka Thomas A. Frankovich; aka Thomas Allen Frankovich), deceased, has hereunto set his hand this 7<sup>th</sup> day of July, 2017.



*[Signature]*  
 CURTIS FRANKOVICH, Personal Representative of the Estate of Allen Frankovich (aka Thomas A. Frankovich; aka Thomas Allen Frankovich)  
 the Lake County Recorder!

STATE OF INDIANA, COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared CURTIS FRANKOVICH, as Personal Representative of the Estate of Allen Frankovich (aka Thomas A. Frankovich; aka Thomas Allen Frankovich), and acknowledged the execution of said deed to be his voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL this 7<sup>th</sup> day of July, 2017.

My Commission Expires:  
 3-14-23



*[Signature]*

Shannon Steiner  
 Notary Public Residing in Lake County



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. /s/Gary P. Bonk

This Instrument Prepared By: Gary P. Bonk, Attorney at Law (Attorney No. 20519-45)  
900 Parker Place, Suite A, Schererville, IN; (219) 864-7800