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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 045196

2013 JUN 19 AM 10:52

MICHAEL B. BROWN
RECORDER

Recording Requested by

When recorded, please return
this deed and tax statements to:

For recorder's use only

Key No.
45-12-15-106-013.000-030

**SPECIAL WARRANTY DEED
(Indiana)**

THIS INDENTURE WITNESSETH, that HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2007-1 Trust, Home Equity Asset-Backed Certificates, Series 2007-1, duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby **CONVEY AND SPECIALLY WARRANT** to Phoenix Investment Holdings 2, LLC of 3321 Michigan Street, Hobart, IN 46342, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana, to wit:

Lot 7 in Block 1 in Part No. 2 of Merrill Heights Subdivision, as per plat thereof recorded in Plat Book 28, page 58, in the Recorder's Office of Lake County, Indiana.

PROPERTY ADDRESS: 7020 Delaware Street, Merrillville, IN 46410

SUBJECT TO all current real estate taxes and assessments and all subsequent taxes and assessment.

SUBJECT TO all easements, covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the real estate above unto Grantee(s), heirs, successors and assigns to **WARRANT** and **FOREVER DEFEND** all and singular the real estate unto Grantee(s), heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

The undersigned persons executing this deed represent and certify on behalf of Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

12-41614



OFFICE FOR MERIDIAN TITLE CORP

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AMOUNT \$ 18
CASH CHARGE MT
CHECK#
OVERAGE
COPY
NON-CONF
DEPUTY aw

220-IN-VI

JUN 18 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

13215

