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.

JUS FOR MERIDIAN TITLE CORP

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

AMOUNT \$ 13
CASHCHARGEMT
Conference of the Conference o
OVER PACE
220-IN-VION-CONF
DEPITY W

JUN 1 8 2013

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

13215

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 8 day of 2013.

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

	l Trust, Home Equi	ity Asset-Backed Certificates, Series
	by Wells Fargo Bar	nk, NA as attorney in fact
	Six and) leduno
	Signed By:	Rosie Medrano
		sident Loan Documentation
(Seal)		
State of California)		
County of San Bernardino) ss.		
On 05-08-2013 before m	A. Aaron	Reyes a Notary Public, personally
appeared	Rosie Medran	a riotaly rabile, personally
the basis of satisfactory evidence to be	the person(e) whose nam	ne(s) is/are subscribed to the within
instrument and acknowledged to me th	at he she they executed the	he same in his her their authorized
of which the person(s) acted, executed	the instrument	ment the person(e), or the entity upon behalf
		ecorderi
I certify under PENALTY OF PERJU	RY under the laws of the	State of California that the foregoing
paragraph is true and correct.		A. AARON REYES
WITNESS band and office in		Commission # 1971500
WITNESS my hand and official seal.	- 5	Notary Public - California
Signature	7	San Bernardino County
organical control of the control of		My Comm. Expires Mar 20, 2016
I affirm, under penalties for perjury	, that I have taken reas	onable care to redact each social security
number in this document, unless req		
When Recorded Return To: Send St	ubsequent Tax Bills To:	Drafted by:
Meridian Title Corporation	THE PARTY OF THE P	Andrew R. Drake, Attorney-at-Law
405 S. Second Street	THE RULE OF THE	11711 N. Pennsylvania St., Suite
Elkhart, Indiana, 46516	SOF NO	110, Carmel, IN 46032

This instrument is being executed under the authority granted by a Power of Attorney executed May 14, 2008, and recorded November 6, 2008 as Instrument No. 2008-076096 in the Office of the Recorder of Lake County, Indiana.