

# NOT AN OFFICIAL DOCUMENT

2024-10-25 02:01:024 1:11 AM  
TCTA FEE: 2.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 01 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

(Top [X] inches reserved for recording data)

## SPECIAL WARRANTY DEED (Indiana)

THIS INDENTURE made this 25 day of January, 2024, WITNESSETH, that DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12, of C/O PHH Mortgage Corporation, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby CONVEY AND SPECIALLY WARRANT to KHUSHI REALTY LLC, of 215 Barbara Jean Drive, Schererville, IN 46375, for and in consideration of **Fifty-Seven Thousand and 00/100 Dollars (\$57,000.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE in the State of Indiana, to wit:

Lot 26 and the South 6.59 feet of Lot 27 in Resubdivision of McGraths 1st Addition to Jackson Park, in the City of Gary, as per plat thereof, recorded in Plat Book 14 page 23 1/2, in the Office of the Recorder of Lake County, Indiana. Subject to easement of highways, streets, alleys, sewers, tiles, drains and public utilities.

APN: 45-08-28-208-009.000-004

PROPERTY ADDRESS: 3871 MONROE STREET, GARY, IN 46408

This instrument was prepared without the benefit of a title examination.

**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.

Grantee's Tax Mailing Address is: KHUSHI REALTY LLC, 215 Barbara Jean Drive, Schererville, IN 46375

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IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 25 day of January, 2024

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12, by its attorney-in-fact PHH Mortgage Corporation**

By: Diego Rojas 1/25/2024

Name: Diego Rojas

Title: Contract Management Coordinator

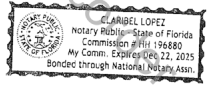
State of Florida)

County of Palm Beach) SS

Before me, a Notary Public in and for said County and State, personally appeared Diego Rojas, Contract Management Coordinator on behalf of **PHH Mortgage Corporation as attorney-in-fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12, by means of [x] physical presence or [ ] online notarization** who acknowledged the execution of the foregoing deed. [x] Personally known to me

WITNESS my hand and Notarial Seal this 25 day of January, 2024  
(SEAL)

NOTARY PUBLIC  
PRINTED NAME: Claribel Lopez  
MY COMMISSION EXPIRES:



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Property Address: 3871 MONROE STREET, GARY, IN 46408

**This Instrument Prepared By:**

JOHN H PAPASTRAT, ESQ.

o/b/o BC LAW FIRM, P.A.

372 FRANKLIN AVENUE, POB 7

NUTLEY, NJ 07110

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. JOHN H PAPASTRAT, ESQ.

**Recordation Requested By/Return to:**

AVENUE 365 LENDER SERVICES, LLC

2300 EAST LINCOLN HWY SUITE 700

LANGHORNE, PA 19047

File No. PHH23384446REO