

# NOT AN OFFICIAL DOCUMENT

2024-520230  
06/21/2024 02:16 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 21 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH, U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2004-6, Mortgage Backed Notes, by its attorney-in-fact PHH Mortgage Corporation (Grantor), whose mailing address is C/o PHH Mortgage Corporation, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, CONVEYS AND SPECIALLY WARRANTS TO BLUE WAVE RENOVATORS LLC - An Indiana Limited Liability Company (Grantee), for the sum of ONE HUNDRED FIFTY-TWO THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$152,250.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana, to-wit:

LOTS 111 AND 112 IN ROBERT BARTLETT'S MARQUETTE PARK ESTATES, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 29, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 7700 Forest Avenue, Gary, IN 46403

Parcel ID No.: 45-05-32-278-038.000-004

Grantee takes subject to taxes assessed in 2024, payable in 2025, and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.

Openly to the County Recorder

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 14 day of May, 2024.

U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2004-6, Mortgage Backed Notes, by its attorney-in-fact PHH Mortgage Corporation

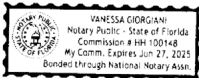
By: Carlene Reid 5-14-2024

Name: Carlene Reid  
Title: Contract Management Coordinator

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization this 14 day of May, 2024, by Carlene Reid, the Contract Management Coordinator of PHH Mortgage Corporation its attorney-in-fact for U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2004-6, Mortgage Backed Notes, who is personally known to me or who has produced n/a as identification and who did take an oath.  
POA recorded simultaneously herewith.

MY COMMISSION EXPIRES: \_\_\_\_\_



Vanessa Giorgiani

Vanessa Giorgiani  
NOTARY PUBLIC, a resident of  
Palm Beach County

NAME PRINTED: Vanessa Giorgiani

**Special Warranty Deed**  
7700 Forest Avenue  
Gary, IN 46403  
Parcel No. 45-05-32-278-038.000-004

**Grantee's Address and  
After Recording Return To:**  
BLUE WAVE RENOVATORS LLC  
9536 McKinley Street  
Crown Point, IN 46307

**Send Subsequent Tax Bills To:**  
BLUE WAVE RENOVATORS LLC  
9536 McKinley Street  
Crown Point, IN 46307

**This instrument was prepared by:**  
Eric Feldman, Esq.  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014  
Phone: 702-736-6400

This instrument prepared by **Eric Feldman, Attorney at Law, 1349 Galleria Drive, Henderson, Nevada 89014, (702) 736-6400**, at the specific request of the party or parties and based solely on information supplied without examination of title. The preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The party or parties hereto accept this **DISCLAIMER** by execution and acceptance.  
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. **Eric Feldman, Esq.**