

NOT AN OFFICIAL DOCUMENT

2024-0578063
07/25/2024 02:11 PM
TOTAL FEE: \$5.00
BY: MA
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

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

AFTER RECORDING RETURN TO:
Avenue 365 Lender Services, LLC
2300 East Lincoln Highway, Suite 700
Langhorne, PA 19047
File No. PHH24429059REO

Mail Tax Statements to:
Rioverde 14, LLC
10499 Pinnacle St
Crown Point, IN 46307

Parcel ID No.: 45-12-28-255-004.000-030

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 23 day of July, 2024, by and between **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-AR3**, located at C/O PHH Mortgage Corporation, 1661 Worthington Rd, Ste. 100, West Palm Beach, FL 33409, hereinafter referred to as Grantor(s) and **Rioverde 14, LLC**, located at 10499 Pinnacle St, Crown Point, IN 46307, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Ninety Thousand Fifty and 00/100 Dollars (\$190,050.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Lake County, State of IN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 8811 Harrison Street, Merrillville, IN 46410

Prior instrument reference: Instrument No. 2024-013760, Recorded: 05/17/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 23 day of July, 2024.

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-AR3, by its attorney-in-fact PHH Mortgage Corporation



Name: Carlene Reid

Title: Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

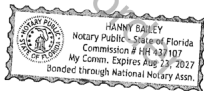
The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization, this 23 day of July, 2024 by Carlene Reid as Contract Management Coordinator of **PHH Mortgage Corporation its attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-AR3**. She is personally known to me or who has produced n/a as identification.



Signature of Notary Public

Print Name: Hanny Bailey

My commission expires: _____



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EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 20 IN BLOCK 1 IN WESTWOOD ESTATES, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73 PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel ID Number: 45-12-28-255-004.000-030

Property commonly known as: 8811 Harrison Street, Merrillville, IN 46410

Prepared by:
Ryan P. Worden, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

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.

Ryan P. Worden, Esq.