

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 000810

2016 JAN -7 AM 11:37

MICHAEL B. BROWN
RECORDER

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SPECIAL / LIMITED WARRANTY DEED

15-45386REO

United States of America ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Muhammed Abdelmuti ("Grantee"), whose tax mailing address is 10519 Major Avenue, Apt. 1S, Chicago Ridge, Illinois, 60415, all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 4701 Broadway, Indiana, 46409, and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 5-08-34-151-001000-004

Lots 1 through 7, inclusive, in Block 1, in Broadmoor Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 18, Page 15, in the office of the Recorder of Lake County, Indiana.

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Prior Instrument Reference: Being the same real property acquired by Adnan M. Shatat and Maysoon K. Shatat, by virtue of Deed Recorded in Document # 2006 025150 of the Lake County, Indiana Records; subsequently all right, title and interest transferred to the United States of America by Final Order of Forfeiture as recorded in Doc # 2013-041298 of the Lake County, Indiana Records, and by United States Motion for Final Order of Forfeiture, recorded herewith in Document # _____



This instrument prepared by:
Gerner & Kearns Co., L.P.A.
335 East Third Street
Newport, KY 41071

JAN 05 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Return Recorded Instrument to:
Gerner & Kearns Co., L.P.A.
335 East Third Street
Newport, KY 41071

Muhammed Abdelmuti
10519 Major Avenue, Apt. 1S
Chicago Ridge, IL 60415

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns, that Grantor has not done or caused to be done anything whereby the

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HOLD FOR MERIDIAN TITLE CORP

010084

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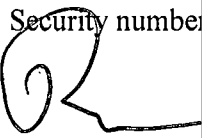
Case #: 2:11-CR-00060
File #: MMR124461

Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

Grantor covenants to specially warrant the title to the property hereby conveyed against any claim or action arising from the Federal case styled "United States of America v. Adnan Shatat, Allah Shatat and Roshdi Shatat dba Blue Ribbon Restaurant and dba Blue Ribbon Restaurant and Mini Mart, Criminal action No. 2:11-CR-00060, decided in the United States District Court for the Northern District of Indiana, Hammond Division, the Final Order of Forfeiture, dated January 23, 2013, having been recorded on June 5, 2013 in the Lake County records as Document number 2013-041298.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.


Russell L. Thomas, Sr.

Exceptions to Conveyance and Special Warranty Covenants: This conveyance is subject to all easements, rights of way and prescriptive rights, whether of record or not, all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other matters or instruments that affect the property, rights of adjoining owners in any walls, fences, docks, piers and other improvements situated on a common boundary, any discrepancies, conflicts or shortages in area or boundary lines and any encroachments or overlapping of improvements. Further subject to all real property taxes and assessments due and payable after the date of this deed. Should this conveyance, Grantee's use of the property or any other cause result in assessment of additional taxes for periods prior to the date hereof, such rollback taxes shall be the responsibility and liability solely of the Grantee. Grantee hereby agrees to indemnify and hold Grantor harmless of and from any suits, claims, demands, losses and liabilities arising in connection with its responsibilities and liabilities arising in connection with its responsibilities and liabilities under this paragraph.

Grantor warrants to defend all and the singular of the property against every person whomsoever lawfully claims, the same or any part thereto, except as to the reservations from and these exceptions to conveyance and special warranty covenants, when the claim is by, through, or under Grantor, but not otherwise.

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Grantee, by acceptance of this deed, certifies that he has inspected the property and has satisfied himself as to the condition of the same and that Grantee, relying solely upon his own investigation and examination of the property and not upon any representation by Grantor, accepts the property in its "AS IS" and WHERE IS" condition, with any and all faults, defects and environmental conditions, without representation or warranty of any kind, express, implied, statutory or otherwise, including, without limitation, any warranty as to habitability, suitability, merchantability, condition or fitness, fitness for a particular purpose or fitness for any purpose.

Grantee recognizes and understands that the foregoing acknowledgments, confessions and agreements are a material inducement to Grantor in the execution and delivery of this deed and that, but for the foregoing acknowledgments, confessions and agreements, Grantor would not have executed and delivered this deed and Grantee recognizes, understands and agrees that the foregoing waivers, releases, indemnifications and other matters expressly apply to and include claims, losses, liabilities, damages and expenses arising, in whole or in part, out of the acts, omissions or negligence of Grantor or Grantor's predecessors in title or possession.

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the Lake County Recorder.**
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IN WITNESS WHEREOF, The said Grantor has hereunto set his hand, Date:
December 15, 2015, 2015

United States of America

[Signature]
By RAMY SIN-SOK

**Document is
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the Lake County Recorder!**

State of Virginia
County of Arlington, ss:

Be it remembered, that on this 15 day of December, 2015 before me, the subscriber, a Notary Public in and for said County and State, came the United States of America, the Grantor herein, by and through Ramy Sin-Sok, Management + Program Analyst of the United States Marshals Service, Asset Forfeiture Division, being authorized to make this conveyance by Title 28 of the U.S. Code (28 CFR §§ 0.111, 0.113, 0.156), who acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Grantor.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.



[Signature]
Notary Public

Notary's Resident County Arlington

