

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097

RETURN AFTER RECORDING TO:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097

SEND SUBSEQUENT TAX BILLS TO:
2014-1 IH BORROWER L.P.
c/o Invitation Homes
901 Main St., Suite 4700
Dallas, TX 75202



Doc#: 1416229013 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2014 10:24 AM Pg: 1 of 10

ILLINOIS REAL ESTATE TRANSFER TAX: This deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-45 (e).

Special Warranty Deed

THIS AGREEMENT, made this 30th day of May, 2014, between **THE PROPERTY ILLINOIS, L.P.**, a limited partnership created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with offices at c/o Invitation Homes, 901 Main St., Suite 4700, Dallas, TX 75202, a party of the first part, and **2014-1 IH BORROWER L.P.**, a limited partnership created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with offices at c/o Invitation Homes, 901 Main St., Suite 4700, Dallas, TX 75202, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and incorporated herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE



Exempt from review under Franklin Park
document requirements pursuant to
Paragraph A(1) of Section 7-103-4 of the
Franklin Park Village Code. *ce*

UNOFFICIAL COPY

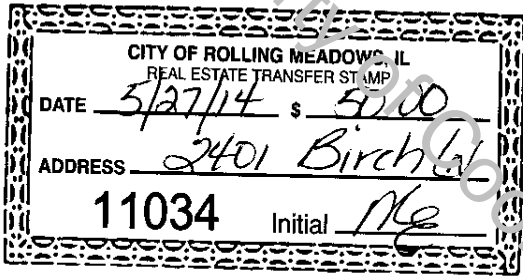
AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

Address(es) of real estate: See Exhibit "A" attached hereto and incorporated herein

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its authorized officer, this 30th day of May, 2014.



THR PROPERTY ILLINOIS, L.P., a Delaware limited partnership
By: THR PROPERTY GP LLC, a Delaware limited liability company, as its General Partner
By: [Signature]
John Schissel
Executive Vice President and Chief Financial Officer

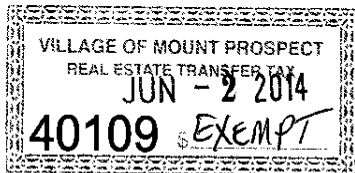
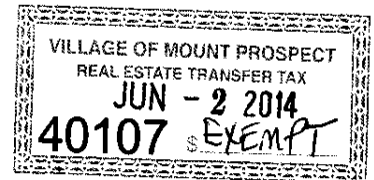
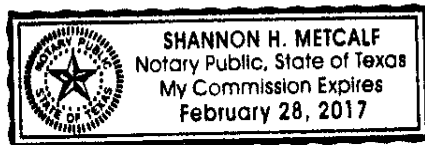
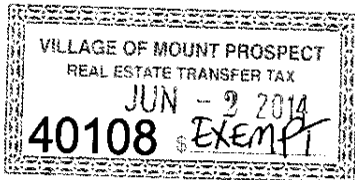
State of Texas, County of Dallas ss.

On this 22 day of May, 2014, before me, the undersigned officer personally appeared John Schissel personally known to me (or proved to me on the basis of satisfactory evidence) to be the Executive Vice President and Chief Financial Officer of THR PROPERTY GP LLC, a Delaware limited liability company, as General Partner of THR PROPERTY ILLINOIS, L.P. and that as such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of the THR PROPERTY GP LLC by himself/herself in his/her authorized capacity as such officer as his/her free and voluntary act and deed and the free and voluntary act and deed of THR PROPERTY GP LLC on behalf of THR PROPERTY ILLINOIS, L.P.

Witness my hand and official seal.

[Signature]
Notary public signature

Commission expires: 2/28/17



UNOFFICIAL COPY

State of Illinois

Documentary Transfer Tax Declaration – Not to be recorded

Instrument: Special Warranty Deed

Grantor: **THR PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

Grantee: **2014-1 IH BORROWER L.P.**, a Delaware limited partnership

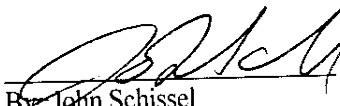
Legal Description: See exhibit "A" annexed to the Instrument

ILLINOIS REAL ESTATE TRANSFER TAX: This deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-45 (e).

Grantor:

THR PROPERTY ILLINOIS, L.P., a Delaware limited partnership

By: THR Property GP LLC, a Delaware limited liability company, as its General Partner



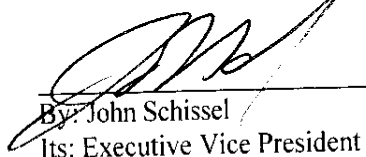
By: John Schissel

Its: Executive Vice President and Chief Financial Officer

Grantee:

2014-1 IH BORROWER L.P., a Delaware limited partnership

By: 2014-1 IH Borrower G.P. LLC, a Delaware limited liability company, as its General Partner



By: John Schissel

Its: Executive Vice President and Chief Financial Officer

Date: Mar 30, 2014

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT A **PROPERTY SCHEDULE**

A large, handwritten scribble or signature in black ink, consisting of several overlapping loops and lines, located in the lower right quadrant of the page.

UNOFFICIAL COPY

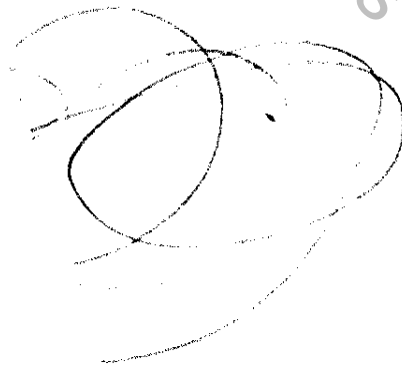
Count	ClientCode	Address	City	State	County	Zip
1	ILCH0882	2916 ROSE ST	Franklin Park	IL	Cook	60131
2	ILCH1018	3401 N Scott	Franklin Park	IL	Cook	60131
3	ILCH0548	1105 S Robert	Mount Prospect	IL	Cook	60056
4	ILCH0549	1430 S Chestnut Dr	Mount Prospect	IL	Cook	60056
5	ILCH0714	616 N Pine St	Mount Prospect	IL	Cook	60056
6	ILCH0390	120 N Forest Ave	Palatine	IL	Cook	60074
7	ILCH0518	2146 N Westmoreland Dr	Palatine	IL	Cook	60074
8	ILCH0339	2401 Birch Lane	Rolling Meadows	IL	Cook	60008
9	ILCH0645	373 MORS AVE	Wheeling	IL	Cook	60090

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT A **LEGAL DESCRIPTIONS**



UNOFFICIAL COPY

Exhibit A-1

STREET ADDRESS: 2916 ROSE ST, Franklin Park, IL 60131
COUNTY: Cook
CLIENT CODE: ILCH0882
TAX PARCEL ID/APN: 12-28-225-021-0000

LOTS 36 AND 37 IN BLOCK 14 IN FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND EXCEPT THAT PART OF SAID EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER OF GRAND AVENUE OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit A-2

STREET ADDRESS: 3401 N Scott, Franklin Park, IL 60131
COUNTY: Cook
CLIENT CODE: ILCH1018
TAX PARCEL ID/APN: 16-19-266-024-0000 AND 12-21-404-023-0000

LOT 25 AND 26 IN BLOCK 5 IN THIRD ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit A-3

STREET ADDRESS: 1105 S Robert, Mount Prospect, IL 60056
COUNTY: Cook
CLIENT CODE: ILCH0548
TAX PARCEL ID/APN: 08-14-115-003-0000

LOT 3 IN BLOCK 3 IN ELK RIDGE VILLA UNIT NUMBER 1, BEING A SUBDIVISION IN THE WEST HALF OF THE WEST HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 26, 1958 AS DOCUMENT NUMBER 1831541 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED AS DOCUMENT NUMBER 1832286, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Exhibit A-4

STREET ADDRESS: 1430 S Chestnut Dr, Mount Prospect, IL 60056
COUNTY: Cook
CLIENT CODE: ILCH0549
TAX PARCEL ID/APN: 08-14-307-036-0000

LOT 153 IN ELK RIDGE VILLA UNIT NO. 3, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14 AND IN THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 30, 1962, AS DOCUMENT NUMBER 2052946. SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS.

Exhibit A-5

STREET ADDRESS: 616 N Pine St, Mount Prospect, IL 60056
COUNTY: Cook
CLIENT CODE: ILCH0714
TAX PARCEL ID/APN: 03-34-113-014

LOT 3 IN BLOCK 14, IN RANDVIEW HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit A-6

STREET ADDRESS: 120 N Forest Ave, Palatine, IL 60074
COUNTY: Cook
CLIENT CODE: ILCH0390
TAX PARCEL ID/APN: 02-14-404-017-0000

LOT 7 IN BLOCK 1 IN ARTHUR T. MCINTOSH & COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Exhibit A-7

STREET ADDRESS: 2146 N Westmoreland Dr, Palatine, IL 60074
COUNTY: Cook
CLIENT CODE: ILCH0518
TAX PARCEL ID/APN: 02-01-102-018

LOT 92 IN FAIR MEADOWS PLANNED DEVELOPMENT PLAT OF SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit A-8

STREET ADDRESS: 2401 Birch Lane, Rolling Meadows, IL 60008
COUNTY: Cook
CLIENT CODE: ILCH0339
TAX PARCEL ID/APN: 08-08-128-013-0000

LOT 222 IN WAVERLY PARK UNIT 7, A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 41, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit A-9

STREET ADDRESS: 373 MORS AVE, Wheeling, IL 60090
COUNTY: Cook
CLIENT CODE: ILCH0645
TAX PARCEL ID/APN: 03-12-107-042-0000

LOT 1 IN KAY-MILLER'S RE-SUBDIVISION OF LOTS 1 TO 7 BOTH INCLUSIVE, IN J.P. WILLENS RE-SUBDIVISION OF LOTS 90 TO 95 BOTH INCLUSIVE, LOT 130, ALL OF THE VACATED ALLEY LYING BETWEEN LOTS 93, 94, 95 AND 130, ALSO THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 90, 91, 92, AND ALL OF VACATED WOLF ROAD LYING BETWEEN LOTS 90 TO 95 BOTH INCLUSIVE, A SUBDIVISION IN MOR'S FARM SYNDICATE SUBDIVISION UNIT NO. 1, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 11, AND THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

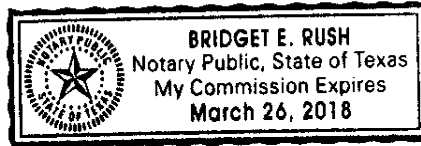
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 27, 2014 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said JOHN SCHISSEL
this 27th day of May
2014.

[Signature]
Notary Public

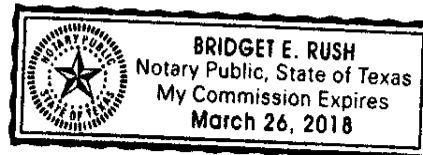


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 27, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said JOHN SCHISSEL
this 27th day of May
2014.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]