

# UNOFFICIAL COPY

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



Doc#: 1423919121 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2014 02:56 PM Pg: 1 of 9

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

SEND SUBSEQUENT TAX BILLS TO:  
2014-2 IH BORROWER L.P.  
c/o Invitation Homes  
901 Main St., Suite 4700  
Dallas, TX 75202

**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).

 8/22/14

## Special Warranty Deed

THIS AGREEMENT, made August 14, 2014, between **THR 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 **2014-2 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

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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.

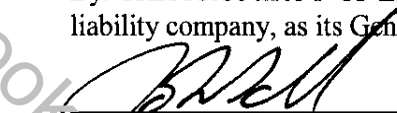
Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

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 on the day and year first above written.

**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  
Is: Chief Financial Officer

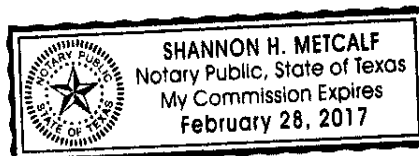
State of Texas, County of Dallas ss.

On this 30 day of July, 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 to be the 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.

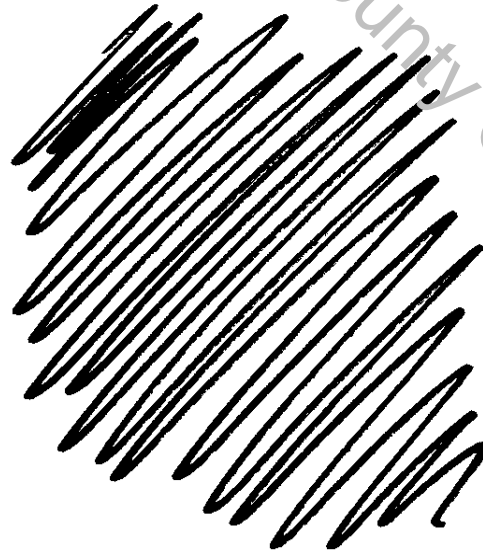
  
Notary public signature

Commission expires: 2/28/2017



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**EXHIBIT "A"**  
**PROPERTY SCHEDULE**



Property of Cook County Clerk's Office

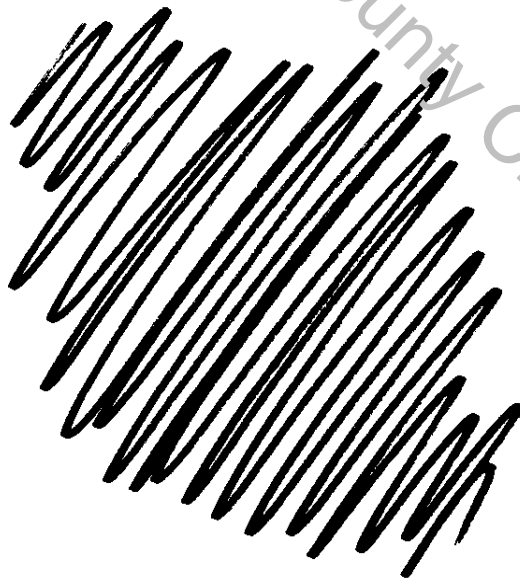
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COUNT	CLIENT	ADDRESS	CITY	STATE	COUNTY	ZIP
1	ILCH1965	16434 TERRY	OAK FOREST	IL	COOK	60452
2	ILCH0454	16531 CRAIG DR	OAK FOREST	IL	COOK	60452
3	ILCH0791	5488 NATALIE DR	OAK FOREST	IL	COOK	60452
4	ILCH0627	16330 MARK LN	TINLEY PARK	IL	COOK	60477
5	ILCH0917	6415 163RD PL	TINLEY PARK	IL	COOK	60477

Property of Cook County Clerk's Office

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**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**



Property of Cook County Clerk's Office

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## EXHIBIT A-1

STREET ADDRESS: 16434 TERRY, OAK FOREST, IL, 60452  
COUNTY: COOK  
CLIENT CODE: ILCH1965  
TAX PARCEL ID/APN: 28-22-305-032-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 8 IN BLOCK 7 IN WILLOWICK ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4, NORTH OF THE INDIAN BOUNDARY LINE, OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13 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 MAY 19, 1959 AS DOCUMENT NUMBER 1861915.

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## EXHIBIT A-2

STREET ADDRESS: 16531 CRAIG DR, OAK FOREST, IL, 60452  
COUNTY: COOK  
CLIENT CODE: ILCH0454  
TAX PARCEL ID/APN: 28-22-316-011-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT TWO (2) IN BLOCK FOUR (4), IN WILLOWICK ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER (1/4) AND PART OF THE SOUTH EAST QUARTER (1/4), NORTH OF INDIAN BOUNDARY LINE OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 19, 1959, AS DOCUMENT NUMBER 1861915.

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## EXHIBIT A-3

STREET ADDRESS: 5488 NATALIE DR, OAK FOREST, IL, 60452  
 COUNTY: COOK  
 CLIENT CODE: ILCH0791  
 TAX PARCEL ID/APN: 28-16-104-012-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 133 IN NATALIE SUBDIVISION, UNIT NUMBER 3, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-4

STREET ADDRESS: 16330 MARK LN, TINLEY PARK, IL, 60477  
 COUNTY: COOK  
 CLIENT CODE: ILCH0627  
 TAX PARCEL ID/APN: 28-20-300-014-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 4 IN BLOCK IN WM. C. GOREBE AND COMPANY'S KIMBERLY HEIGHTS ADDITION TO TINLEY PARK SITUATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON MAY 11, 1955 AS DOCUMENT 1593767 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED AS DOCUMENT 1601732.

\*\*\*

## EXHIBIT A-5

STREET ADDRESS: 6415 163RD PL, TINLEY PARK, IL, 604771711  
 COUNTY: COOK  
 CLIENT CODE: ILCH0917  
 TAX PARCEL ID/APN: 28-19-417-015-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 363 IN TINLEY TERRACE UNIT NO. 9, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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**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: **2014-2 IH BORROWER L.P.**, a Delaware limited partnership

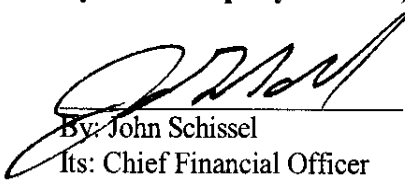
Legal Description: See exhibit "A" annexed to the Instrument

**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

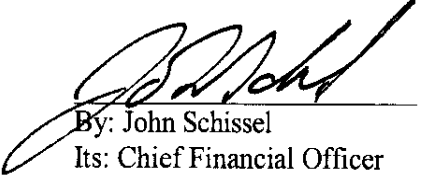
**By: THR Property GP LLC**, a Delaware limited liability company, as its General Partner

  
By: John Schissel  
Its: Chief Financial Officer

**Grantee:**

**2014-2 IH BORROWER L.P.**, a Delaware limited partnership

**By: 2014-2 IH Borrower G.P. LLC**, a Delaware limited liability company, as its General Partner

  
By: John Schissel  
Its: Chief Financial Officer

Date: August 14, 2014



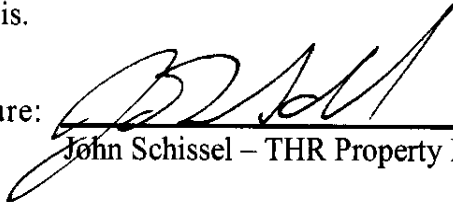
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STATEMENT BY GRANTOR AND GRANTEE

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.

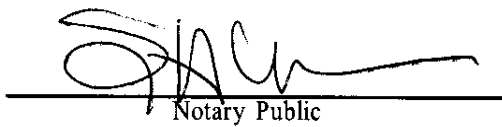
Dated: July 30, 2014

Signature: \_\_\_\_\_

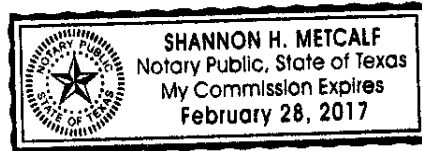


John Schissel – THR Property Illinois, L.P - Grantor

Subscribed and sworn to before me by the  
said John Schissel, this the 30 day of July  
30, 2014



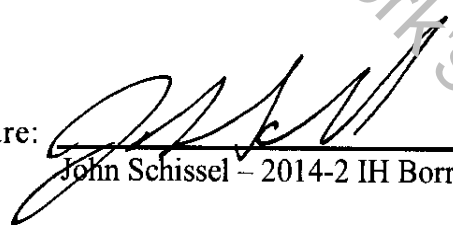
Notary Public



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: July 30, 2014

Signature: \_\_\_\_\_

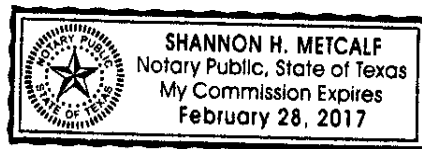


John Schissel – 2014-2 IH Borrower L.P., Grantee

Subscribed and sworn to before me by the  
said John Schissel, this the 30 day of July  
30, 2014



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.]