

UNOFFICIAL COPY

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



Doc#: 1424018048 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2014 10:58 AM Pg: 1 of 10

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

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 on the day and year first above written.

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

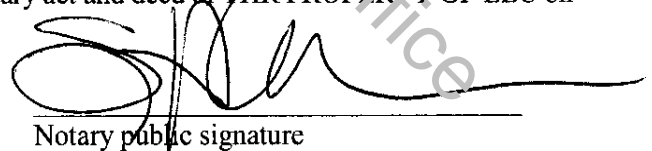
By: **THR PROPERTY GP LLC**, a Delaware limited liability company, as its General Partner


By: John Schissel
As: Chief Financial Officer

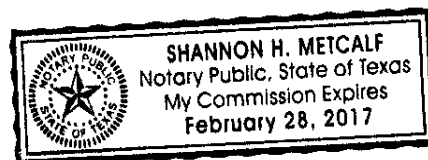
State of Texas, County of Dallas ss.

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



UNOFFICIAL COPY

EXHIBIT "A"
PROPERTY SCHEDULE



Property of Cook County Clerk's Office

UNOFFICIAL COPY

COUNT	CLIENT	ADDRESS	CITY	STATE	COUNTY	ZIP
1	ILCH0563	5301 W SCHOOL ST	CHICAGO	IL	COOK	60641
2	ILCH0074	5313 N LYNCH AVE	CHICAGO	IL	COOK	60630
3	ILCH0411	5443 N MONITOR AVE	CHICAGO	IL	COOK	60630
4	ILCH1066	5539 W WRIGHTWOOD AVE	CHICAGO	IL	COOK	60639
5	ILCH1074	5723 W SCHOOL	CHICAGO	IL	COOK	60634
6	ILCH0704	5838 W. SCHOOL	CHICAGO	IL	COOK	60634
7	ILCH0576	6001 S MULLIGAN AVE	CHICAGO	IL	COOK	60638
8	ILCH0918	6531 S KOSTNER AVE	CHICAGO	IL	COOK	60629
9	ILCH1098	7162 N. MOODY AVE.	CHICAGO	IL	COOK	60646

City of Chicago
Dept. of Finance
672022



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

City of Chicago
Dept. of Finance
672035



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

City of Chicago
Dept. of Finance
672016



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

City of Chicago
Dept. of Finance
672026



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

City of Chicago
Dept. of Finance
672020



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

City of Chicago
Dept. of Finance
672023



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

City of Chicago
Dept. of Finance
672033



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

City of Chicago
Dept. of Finance
672032



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

City of Chicago
Dept. of Finance
672036



Real Estate
Transfer
Stamp

8/4/2014 15:07
dr00198

\$0.00

Batch 8,591,564

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTIONS



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A-1

STREET ADDRESS: 5301 W SCHOOL ST, CHICAGO, IL, 60641
 COUNTY: COOK
 CLIENT CODE: ILCH0563
 TAX PARCEL ID/APN: 13-21-325-020-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 1 IN BLOCK 3 IN SZAJKOWSKI SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 5317 N LYNCH AVE, CHICAGO, IL, 60630
 COUNTY: COOK
 CLIENT CODE: ILCH0074
 TAX PARCEL ID/APN: 13-09-115-015-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 15 IN A.F. HALLMAN'S RESUBDIVISION OF BLOCK 2 IN A.G. WINSTON'S JEFFERSON PARK AND FOREST GLEN ADDITION TO CHICAGO BEING A SUBDIVISION OF LOT 3 OF THE SUBDIVISION BY THE EXECUTOR'S OF THE ESTATE OF SARAH ANDERSON, DECEASED, OF THE SOUTHEAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-3

STREET ADDRESS: 5443 N MONITOR AVE, CHICAGO, IL, 60630
 COUNTY: COOK
 CLIENT CODE: ILCH0411
 TAX PARCEL ID/APN: 13-08-210-015-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE NORTH 6 FEET OF LOT 59 AND ALL OF LOT 60 IN BLOCK 7 IN L.E. CRANDELLS JEFFERSON SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-4

STREET ADDRESS: 5539 W WRIGHTWOOD AVE, CHICAGO, IL, 60639
 COUNTY: COOK
 CLIENT CODE: ILCH1066
 TAX PARCEL ID/APN: 13-28-316-050-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 3 (EXCEPT THE WEST 18 FEET THEREOF) ALL OF LOT 2 AND THE WEST 2 FEET OF LOT 1 IN BLOCK 4 IN HOWSER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-5

STREET ADDRESS: 5725 W SCHOOL, CHICAGO, IL, 60634
 COUNTY: COOK
 CLIENT CODE: ILCH1074
 TAX PARCEL ID/APN: 13-20-428-013-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE WEST 1/2 OF LOT 80 IN ATKINSON'S SUBDIVISION OF LOTS 2, 4 AND 5 IN VOSS' PARTITION OF 80 ACRES WEST OF ADJOINING THE EAST 40 ACRES OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND OF LOTS 1, 2, 3, 9, 10 AND 11 IN OWNER'S PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 5838 W. SCHOOL, CHICAGO, IL, 60634
 COUNTY: COOK
 CLIENT CODE: ILCH0704
 TAX PARCEL ID/APN: 13-20-422-023-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 11 IN THE SUBDIVISION OF LOT 6 IN OWNER'S PARTITION OF LOTS 6, 7, 8, 9 AND 10 OF VOSS PARTITION OF 80 ACRES WEST OF AND ADJOINING THE EAST 40 ACRES OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-7

STREET ADDRESS: 6001 S MULLIGAN AVE, CHICAGO, IL, 60638
 COUNTY: COOK
 CLIENT CODE: ILCH0576
 TAX PARCEL ID/APN: 19-17-310-020-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 10 (EXCEPT THE SOUTH 90 FEET THEREOF) IN BLOCK 3 IN F. H. BARTLETT'S 61ST STREET ADDITION BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 17 TOWNSHIP 38 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 6531 S KOSTNER AVE, CHICAGO, IL, 606295621
 COUNTY: COOK
 CLIENT CODE: ILCH0918
 TAX PARCEL ID/APN: 19-22-226-011-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 30 IN PRINCE BUILDERS SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-9

STREET ADDRESS: 7162 N. MOODY AVE., CHICAGO, IL, 60646
 COUNTY: COOK
 CLIENT CODE: ILCH1098
 TAX PARCEL ID/APN: 10-32-126-050-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 29 IN STOLTZNER'S WEST TOUHY AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEASTERLY 1/2 OF VICTORIA POTHIER'S RESERVATION IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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: **2014-2 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 FTAX-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



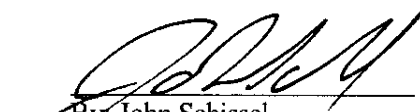
By: John Schissel

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

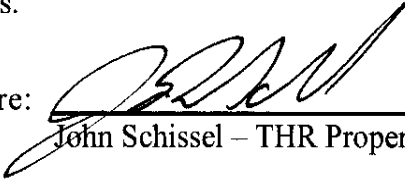
UNOFFICIAL COPY

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.

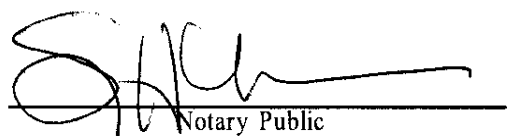
Dated: July 30, 2014

Signature: _____

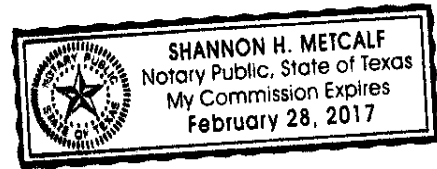


John Schissel – THR Property Illinois, L.P - Grantor

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.

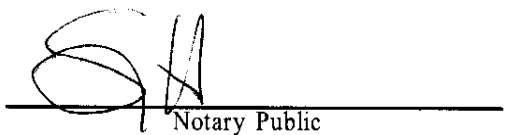
Dated: July 30, 2014

Signature: _____

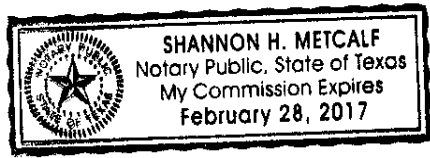


John Schissel – 2014-2 IH Borrower L.P. Grantee

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.]