

# UNOFFICIAL COPY



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

Doc#: 1426222089 Fee: \$62.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2014 01:37 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-202 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



Notary Public  
Cook County, Illinois  
My Commission Expires 08/31/15

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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.

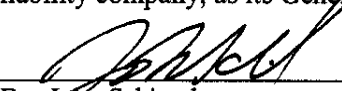
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or 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  
as Chief Financial Officer

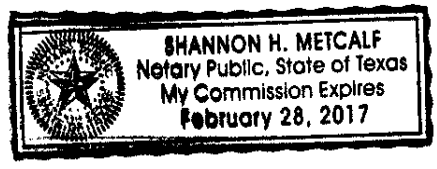
State of Texas, County of Dallas ss.

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

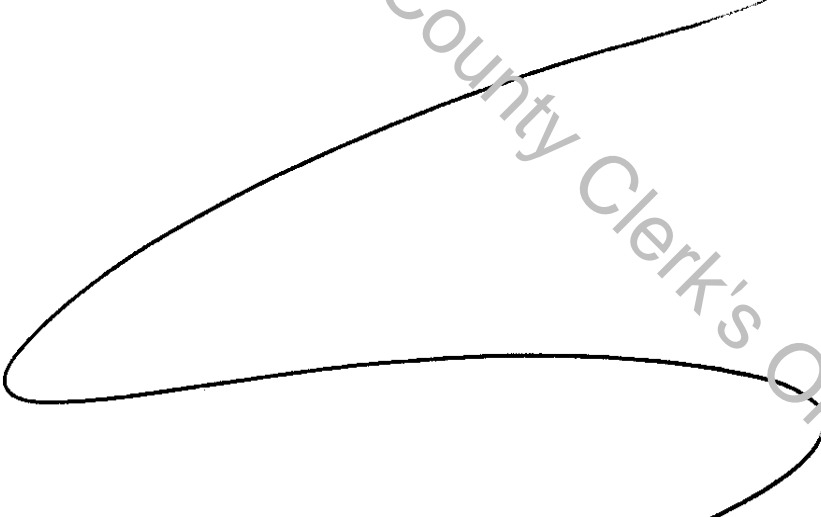
Commission expires: 2/28/2017



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

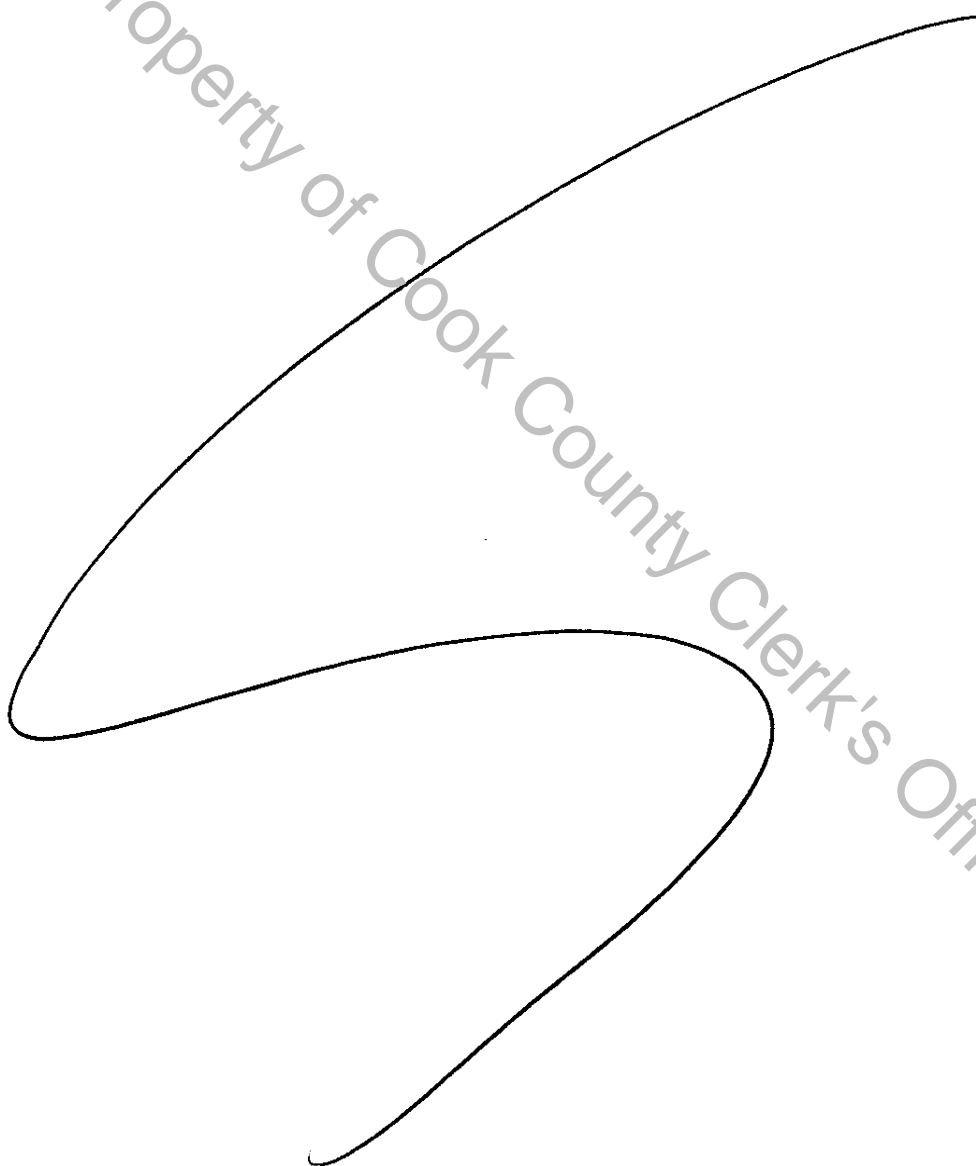
Property of Cook County Clerk's Office



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COUNT	CLIENT	ADDRESS	CITY	STATE	COUNTY	ZIP
1	ILCH0163	2512 WESTBROOK	FRANKLIN PARK	IL	COOK	60131
2	ILCH1181	3606 N SARAH ST	FRANKLIN PARK	IL	COOK	60131
3	ILCH1360	2643 N ELM ST	RIVER GROVE	IL	COOK	60171
4	ILCH0099	4033 GREMLEY AVE	SCHILLER PARK	IL	COOK	60176

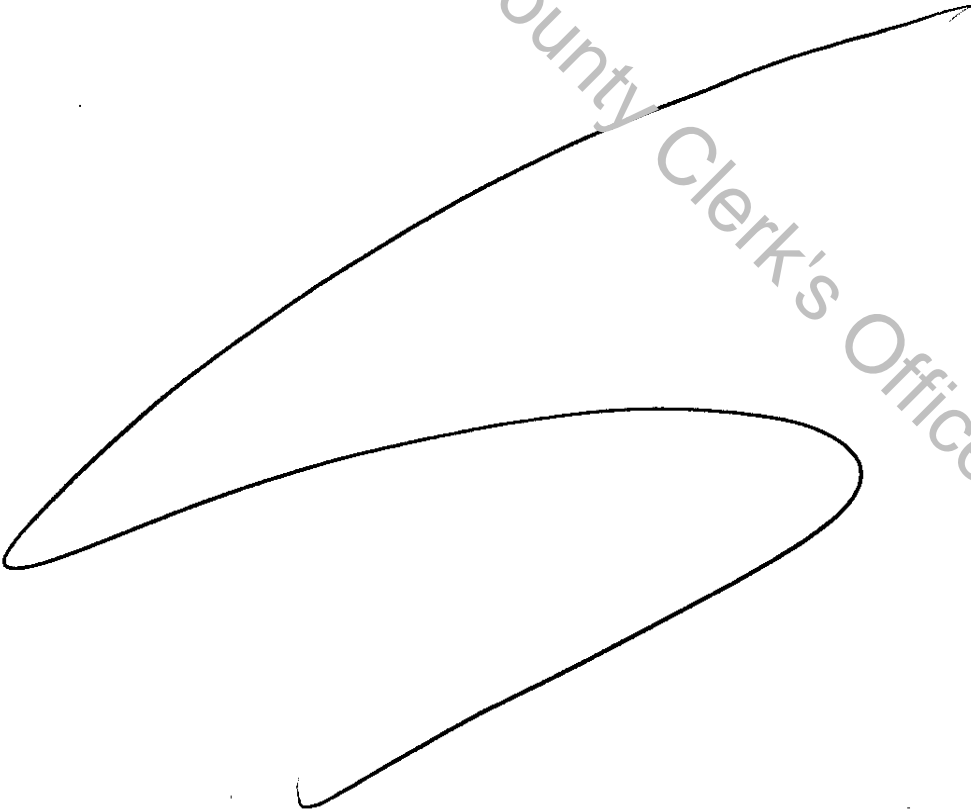
Property of Cook County Clerk's Office



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

Property of Cook County Clerk's Office



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## EXHIBIT A-1

STREET ADDRESS: 2512 WESTBROOK, FRANKLIN PARK, IL, 60131  
 COUNTY: COOK  
 CLIENT CODE: ILCH0163  
 TAX PARCEL ID/APN: 12-28-408-017-000

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 7 IN WESTBROOK UNIT NUMBER 5, BEING MILLS AND SONS SUBDIVISION IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-2

STREET ADDRESS: 3606 N SARAH ST, FRANKLIN PARK, IL, 60131  
 COUNTY: COOK  
 CLIENT CODE: ILCH118  
 TAX PARCEL ID/APN: 12-21-107-017-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 17 IN SOLON AND STROHM'S ADDITION TO FRANKLIN PARK, BEING A RESUBDIVISION OF LOTS 20, 21 AND 22 IN FREDERICK H. BARTLETTS IRVING PARK AND LAGRANGE ROAD FARMS, BEING A SUBDIVISION OF THE SOUTH 417.2 FEET OF THE EAST 626.13 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-3

STREET ADDRESS: 2643 N ELM ST, RIVER GROVE, IL, 60171  
 COUNTY: COOK  
 CLIENT CODE: ILCH1360  
 TAX PARCEL ID/APN: 12-27-403-016-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 41 IN BLOCK 12 IN WALTER G. MCINTOSH COMPANY'S RIVER PARK ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 27 AND 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 AS DOCUMENT 8944974, IN COOK COUNTY, ILLINOIS.

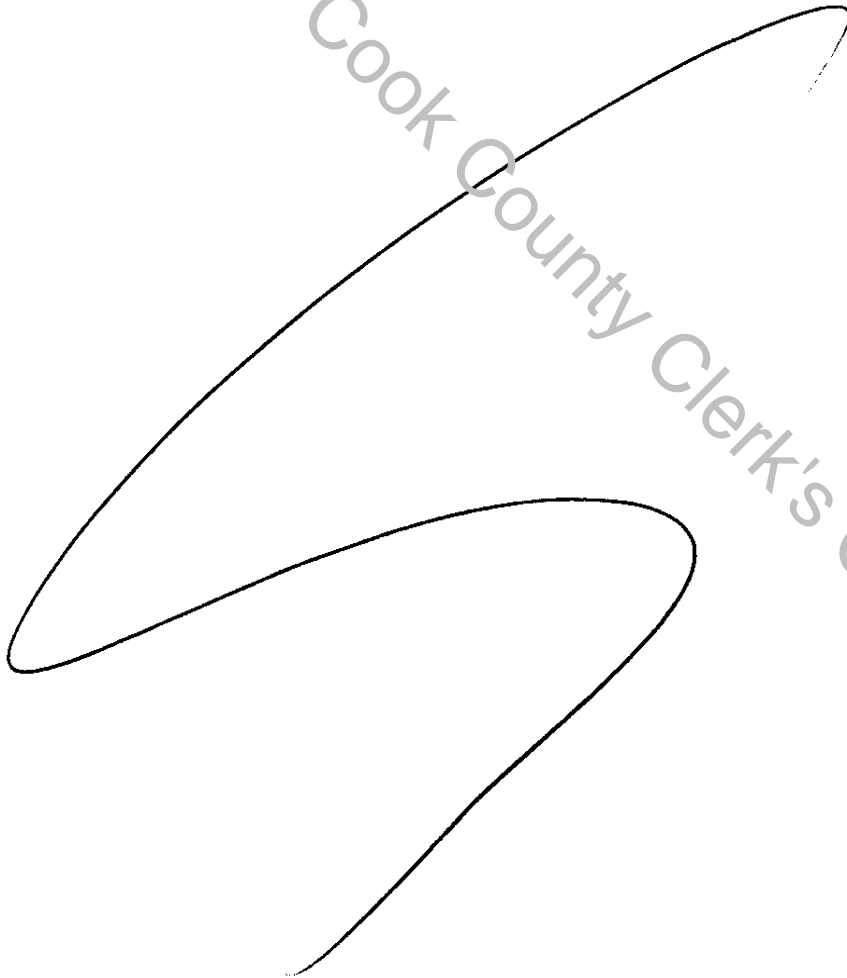
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## EXHIBIT A-4

STREET ADDRESS: 4033 GREMLEY AVE, SCHILLER PARK, IL, 60176  
COUNTY: COOK  
CLIENT CODE: ILCH0099  
TAX PARCEL ID/APN: 12-15-322-004-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 17 IN BLOCK 2 IN DIMUCCI'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT DOCUMENT 1300627, IN COOK COUNTY.



Property of Cook County Clerk's Office

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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

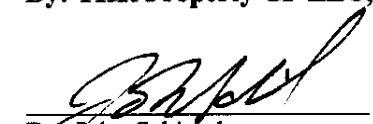
Legal Description: See exhibit "A" annexed to the Instrument

**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

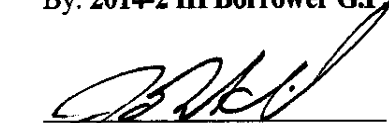
**By: THR Property GP LLC**, a Delaware limited liability company, as its General Partner

  
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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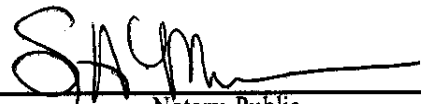
STATEMENT BY GRANTOR AND GRANTEE

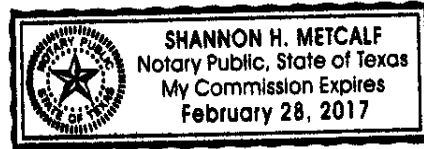
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

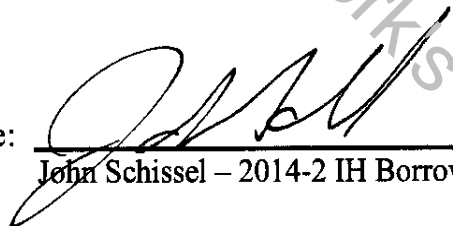
Subscribed and sworn to before me by the  
said John Schissel this the 30 day of July  
30, 2014

  
Notary Public

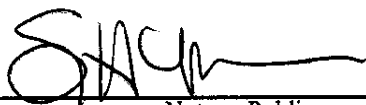


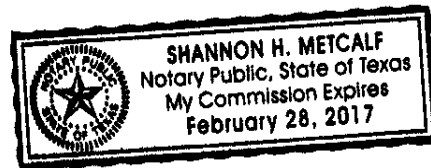
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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