

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:

2015-1 IH2 BORROWER L.P.
c/o Invitation Homes
901 Main St., Suite 4700
Dallas, TX 75202



1503044061D

Doc#: 1503044061 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/30/2015 02:52 PM Pg: 1 of 9

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).

[Signature] 1/27/15

Special Warranty Deed

THIS AGREEMENT, made January 29, 2015, between **IH2 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 **2015-1 IH2 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.

UNOFFICIAL COPY

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 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.

IH2 PROPERTY ILLINOIS, L.P.,
a Delaware limited partnership

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX
Patricia E. Roach

[Signature]
By: John Schissel
Its: Chief Financial Officer

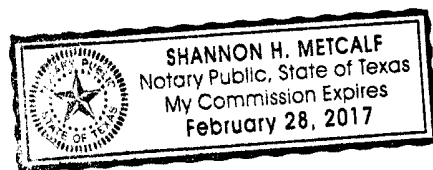
State of Texas, County of Dallas ss.

On this 12th day of January, 2015, 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 Chief Financial Officer of **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership, 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 **IH2 PROPERTY ILLINOIS, L.P.**, 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 **IH2 PROPERTY ILLINOIS, L.P.**

Witness my hand and official seal.

[Signature]
Notary public signature

Commission expires: 2/28/2017



UNOFFICIAL COPY

State of Illinois

Documentary Transfer Tax Declaration – Not to be recorded

Instrument: Special Warranty Deed

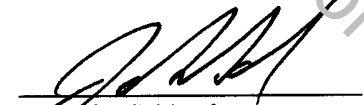
Grantor: **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

Grantee: **2015-1 IH2 BORROWER L.P.**, a Delaware limited partnership

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

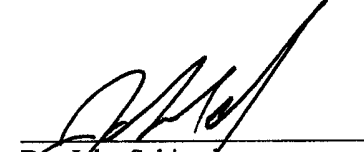
ILLINOIS REAL ESTATE TRANSFER TAX: This deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-45 (e).

Grantor:
IH2 PROPERTY ILLINOIS, L.P. a Delaware limited partnership



By: John Schissel
Its: Chief Financial Officer

Grantee:
2015-1 IH2 BORROWER L.P., a Delaware limited partnership



By: John Schissel
Its: Chief Financial Officer

Date: January 12, 2015

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT "A"

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PROPERTY SCHEDULE

UNOFFICIAL COPY

Count	File Number	Property Address	City	State	Zip Code	County
1	ILCH3825	8100 Austin Avenue	Burbank	IL	60459	Cook

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

LEGAL DESCRIPTIONS

UNOFFICIAL COPY

EXHIBIT A-1

STREET ADDRESS: 8100 AUSTIN AVENUE, BURBANK, IL, 60459
COUNTY: COOK
CLIENT CODE: ILCH3825
TAX PARCEL ID/APN: 19-32-116-013-0000

LOT 298 AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT IN ELMORE'S PARKSIDE GARDENS FIRST ADDITION, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AS DOCUMENT NUMBER 9131994, DECEMBER 22ND 1925, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

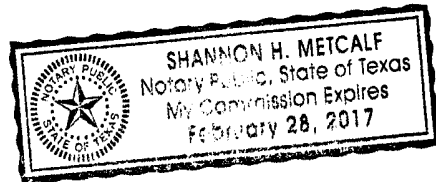
STATEMENT BY GRANTOR AND GRANTEE

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 January 12, 2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Shannon H. Metcalf
this 12 day of JANUARY
2015

[Signature]
Notary Public

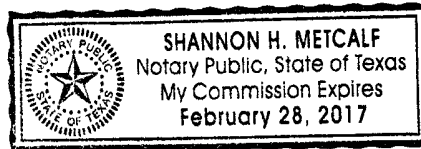


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 12, 2015 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Shannon H. Metcalf
this 12 day of JANUARY

[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.]