

# 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



Doc#: 1503044063 Fee: \$80.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/30/2015 03:11 PM Pg: 1 of 12

**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]* 1/23/15

## 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.

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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.

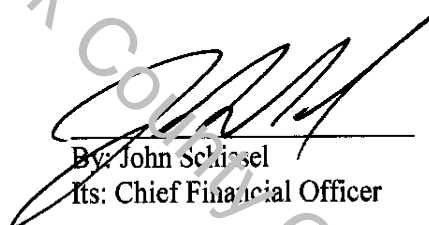
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or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

  
By: John Schissel  
Its: Chief Financial Officer

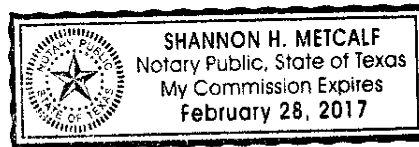
State of Texas, County of Dallas ss.

On this 12<sup>th</sup> 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.

  
\_\_\_\_\_  
Notary public signature

Commission expires: 2/28/2017



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**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

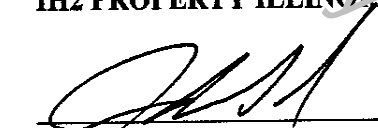
Grantee: **2015-1 IH2 BORROWER L.P.**, a Delaware limited partnership

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:**

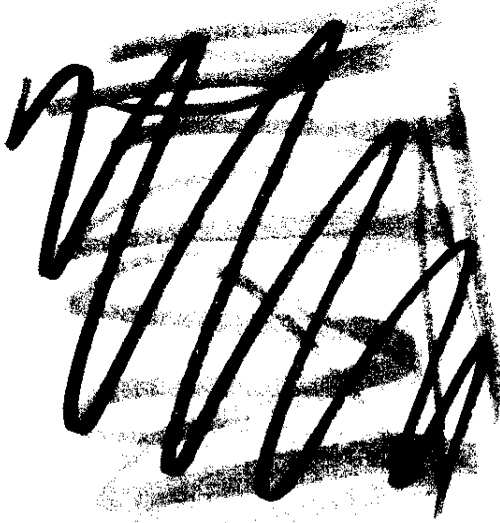
**2015-1 IH2 BORROWER L.P.**, a Delaware limited partnership

  
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"

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A large, stylized handwritten signature in black ink, consisting of several overlapping loops and strokes.

PROPERTY SCHEDULE

Property of Cook County Clerk's Office

## UNOFFICIAL COPY

Count	File Number	Property Address	City	State	Zip Code	County
1	ILCH1268	3328 North Osage Avenue	Chicago	IL	60634	Cook
2	ILCH1437	6016 North Austin Avenue	Chicago	IL	60646	Cook
3	ILCH1594	5845 South Natoma Avenue	Chicago	IL	60638	Cook
4	ILCH1682	3019 North Marmora Avenue	Chicago	IL	60634	Cook
5	ILCH1690	7655 West Foster Avenue	Chicago	IL	60656	Cook
6	ILCH1774	5326 South Austin Avenue	Chicago	IL	60638	Cook
7	ILCH1820	3350 North Panama Avenue	Chicago	IL	60634	Cook
8	ILCH1975	4845 West Waveland Avenue	Chicago	IL	60641	Cook
9	ILCH2498	10954 South Esmond Street	Chicago	IL	60643	Cook
10	ILCH2580	2751 West Greenleaf Avenue	Chicago	IL	60645	Cook

City of Chicago  
Dept. of Finance  
**681854**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681849**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681853**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681848**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681852**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681847**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681851**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681846**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681850**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

City of Chicago  
Dept. of Finance  
**681845**



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

1/28/2015 12:03  
dr00111

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Property of Cooper County Clerk's Office

LEGAL DESCRIPTIONS

# UNOFFICIAL COPY

## EXHIBIT A-1

STREET ADDRESS: 3328 NORTH OSAGE AVENUE, CHICAGO, IL, 60634  
 COUNTY: COOK  
 CLIENT CODE: ILCH1268  
 TAX PARCEL ID/APN: 12-24-316-027-0000

LOT 9 IN BLOCK 6 IN JOHN J RUTHERFORD'S FOURTH ADDITION TO MONTCLARE, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 6016 NORTH AUSTIN AVENUE, CHICAGO, IL, 60646  
 COUNTY: COOK  
 CLIENT CODE: ILCH1437  
 TAX PARCEL ID/APN: 13-05-129-031-0000

LOT 9 IN BLOCK 6 IN EDGEWOOD, A SUBDIVISION OF LOTS 1, 2, AND 3 IN ASSESSOR'S DIVISION OF THE NORTHEAST 1/4 FRACTIONAL 1/4 AND PART OF THE NORTHWEST OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-3

STREET ADDRESS: 5845 SOUTH NATOMA AVENUE, CHICAGO, IL, 60638  
 COUNTY: COOK  
 CLIENT CODE: ILCH1594  
 TAX PARCEL ID/APN: 19-18-227-014-0000

LOT 12 IN FINITZO BROTHERS RESUBDIVISION OF LOTS 1,2,3 (EXCEPT THE SOUTH 62 FEET THEREOF), 4 AND 7 IN BLOCK 62 IN FREDERICK H. BARTLETT'S FIFTH ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*



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## EXHIBIT A-4

STREET ADDRESS: 3019 NORTH MARMORA AVENUE, CHICAGO, IL, 60634  
 COUNTY: COOK  
 CLIENT CODE: ILCH1682  
 TAX PARCEL ID/APN: 13-29-210-013-0000

LOT 122 IN JOHNSON BROTHER'S WESTFIELD ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 3 AND 6 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-5

STREET ADDRESS: 7655 WEST FOSTER AVENUE, CHICAGO, IL, 60656  
 COUNTY: COOK  
 CLIENT CODE: ILCH1693  
 TAX PARCEL ID/APN: 12-12-108-002-0000

LOT 9 IN ORIOLE PARK COUNTRYSIDE, BEING A SUBDIVISION OF LOT 4 (EXCEPT THE WEST 20 ACRES THEREOF) IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 12.29 CHAINS OF THE NORTH LINE AND THE WEST 12.27 CHAINS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART CONVEYED TO THE COUNTY OF COOK FOR HIGHWAY PURPOSES, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 5326 SOUTH AUSTIN AVENUE, CHICAGO, IL, 60638  
 COUNTY: COOK  
 CLIENT CODE: ILCH1774  
 TAX PARCEL ID/APN: 19-08-323-031-0000

THE SOUTH 30 FEET OF THE NORTH 60 FEET OF LOT 3 IN BLOCK 5 IN FREDERICK H. BARTLETT'S EIGHTH ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-7

STREET ADDRESS: 3350 NORTH PANAMA AVENUE, CHICAGO, IL, 60634  
 COUNTY: COOK  
 CLIENT CODE: ILCH1820  
 TAX PARCEL ID/APN: 12-23-421-021-0000

LOT 2 IN BLOCK 9 IN FEUERBORN AND KLODE'S BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-8

STREET ADDRESS: 4845 WEST WAVELAND AVENUE, CHICAGO, IL, 60641  
 COUNTY: COOK  
 CLIENT CODE: ILCH1975  
 TAX PARCEL ID/APN: 13-21-227-006-0000

LOT 89 IN GEORGE F. NIXON AND COMPANY'S FAIRVIEW ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-9

STREET ADDRESS: 10954 SOUTH ESMOND STREET, CHICAGO, IL, 60643  
 COUNTY: COOK  
 CLIENT CODE: ILCH2498  
 TAX PARCEL ID/APN: 25-18-409-015-0000

THE EASTERLY 90 FEET OF LOT 7 IN BLOCK 50 IN THE SUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING COMPANY KNOWN AS WASHINGTON HEIGHTS, IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-10

STREET ADDRESS: 2751 WEST GREENLEAF AVENUE, CHICAGO, IL, 60645  
COUNTY: COOK  
CLIENT CODE: ILCH2580  
TAX PARCEL ID/APN: 10-36-210-002-0000

LOT 16 AND THE WEST 1/2 OF LOT 15 IN BLOCK 4, IN ROGERS PARK MANOR, A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 25 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

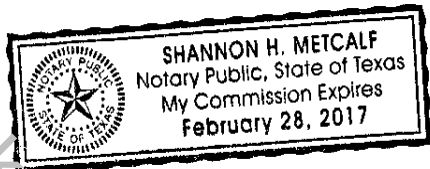
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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



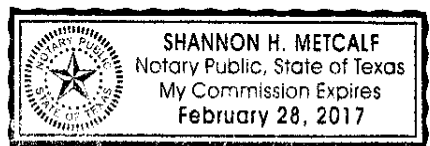
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

[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.]