

# 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#: 1503044065 Fee: \$80.00  
RHSP Fee: \$9.00 RPRIF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/30/2015 03:12 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.

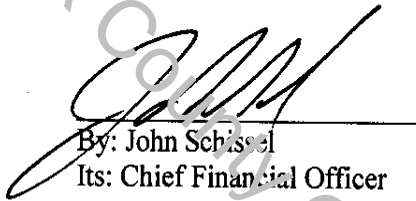
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or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

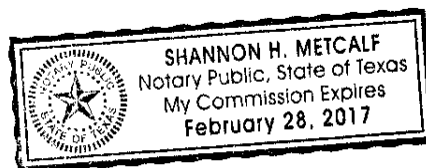
State of Texas, County of Dallas ss.

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

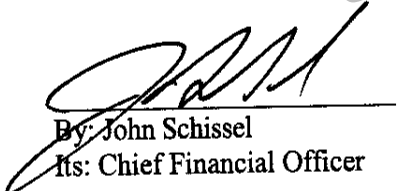
Grantee: **2015-1 IH2 BORROWER L.P.**, a Delaware limited partnership

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:**

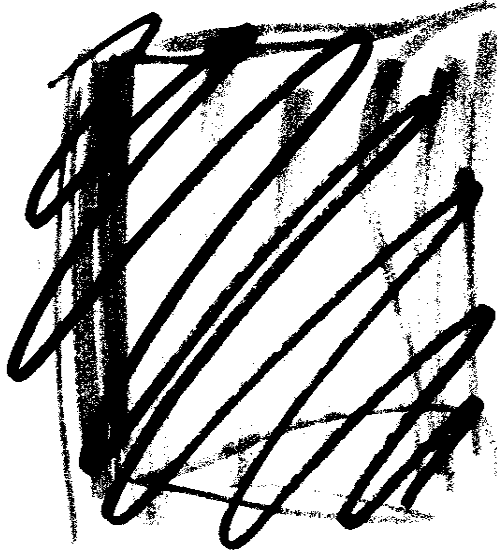
**2015-1 IH2 BORROWER L.P.**, a Delaware limited partnership

  
By: John Schissel  
Its: Chief Financial Officer

Date: January 12, 2015

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

EXHIBIT "A"

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Property of Cook County Clerk's Office

PROPERTY SCHEDULE

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Count	File Number	Property Address	City	State	Zip Code	County
1	ILCH2665	6155 West Patterson Avenue	Chicago	IL	60634	Cook
2	ILCH2738	6924 West 64th Place	Chicago	IL	60638	Cook
3	ILCH2788	1932 North Newland Avenue	Chicago	IL	60707	Cook
4	ILCH2919	2441 North Rutherford Avenue	Chicago	IL	60707	Cook
5	ILCH3210	5131 West Wellington Avenue	Chicago	IL	60641	Cook
6	ILCH1100	3004 North Nordica Avenue	Chicago	IL	60634	Cook
7	ILCH1640	4544 North Harding Avenue	Chicago	IL	60625	Cook
8	ILCH1081	6042 West Bryn Mawr Avenue	Chicago	IL	60646	Cook
9	ILCH1152	3058 North Nordica Avenue	Chicago	IL	60634	Cook
10	ILCH1161	2816 West 84th Place	Chicago	IL	60652	Cook

City of Chicago  
Dept. of Finance  
**681844**

1/28/2015 12:03  
dr00111



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

City of Chicago  
Dept. of Finance  
**681879**

1/28/2015 12:24  
dr00111




Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,926

City of Chicago  
Dept. of Finance  
**681843**

1/28/2015 12:03  
dr00111



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

City of Chicago  
Dept. of Finance  
**681878**

1/28/2015 12:24  
dr00111



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,926

City of Chicago  
Dept. of Finance  
**681842**

1/28/2015 12:03  
dr00111



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

City of Chicago  
Dept. of Finance  
**681877**

1/28/2015 12:24  
dr00111



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,926

City of Chicago  
Dept. of Finance  
**681841**

1/28/2015 12:03  
dr00111



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

City of Chicago  
Dept. of Finance  
**681876**

1/28/2015 12:24  
dr00111



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,926

City of Chicago  
Dept. of Finance  
**681840**

1/28/2015 12:03  
dr00111



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,712

City of Chicago  
Dept. of Finance  
**681875**

1/28/2015 12:24  
dr00111

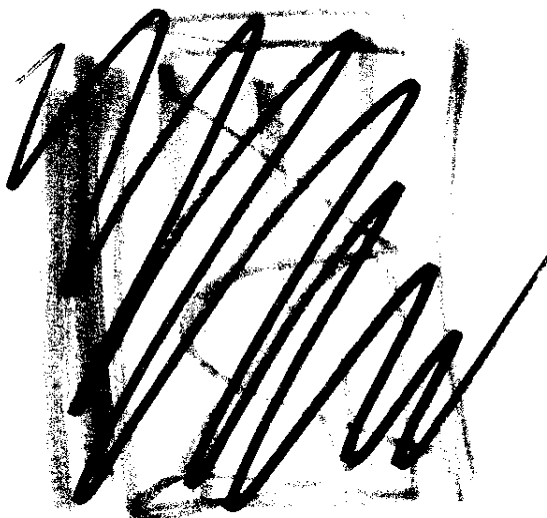


Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 9,350,926

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Property of Cooper County Clerk's Office

LEGAL DESCRIPTIONS

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## EXHIBIT A-1

STREET ADDRESS: 6155 WEST PATTERSON AVENUE, CHICAGO, IL, 60634  
 COUNTY: COOK  
 CLIENT CODE: ILCH2665  
 TAX PARCEL ID/APN: 13-20-127-002-0000

LOT TWO HUNDRED NINETY NINE (299) IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS NINTH (9TH) ADDITION, A SUBDIVISION OF THE SOUTH 3/4 EXCEPT THE SOUTH 2.643 ACRES THEREOF, AND ALL STREETS AND ALLEYS HERETOFORE DEDICATED OR OPENED BY CONDEMNATION PROCEEDINGS OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 6924 WEST 64TH PLACE, CHICAGO, IL, 60638  
 COUNTY: COOK  
 CLIENT CODE: ILCH2738  
 TAX PARCEL ID/APN: 19-19-110-038-0000

LOT 13 (EXCEPT THE WEST 90 FEET THEREOF) IN BLOCK 38 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-3

STREET ADDRESS: 1932 NORTH NEWLAND AVENUE, CHICAGO, IL, 60707  
 COUNTY: COOK  
 CLIENT CODE: ILCH2788  
 TAX PARCEL ID/APN: 13-31-303-033-0000

LOT 42 IN BLOCK 4 IN WHITE'S SECOND RUTHERFORD PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 22.28 CHAINS) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*



**UNOFFICIAL COPY****EXHIBIT A-4**

STREET ADDRESS: 2441 NORTH RUTHERFORD AVENUE, CHICAGO, IL, 60707  
 COUNTY: COOK  
 CLIENT CODE: ILCH2919  
 TAX PARCEL ID/APN: 13-30-408-006-0000

LOTS 97 IN RESUBDIVISION OF LOT 24 IN BLOCKS 1,2,3,4,5 AND 6 AND LOT 28 IN BLOCKS 7 AND 8 IN SUBDIVISION OF THE WEST 1/2 OF THE WEST OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

**EXHIBIT A-5**

STREET ADDRESS: 5131 WEST WELLINGTON AVENUE, CHICAGO, IL, 60641  
 COUNTY: COOK  
 CLIENT CODE: ILCH3210  
 TAX PARCEL ID/APN: 13-28-216-010-0000

LOT 11 IN BLOCK 16 IN FALCONER'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT A-6**

STREET ADDRESS: 3004 NORTH NORDICA AVENUE, CHICAGO, IL, 60634  
 COUNTY: COOK  
 CLIENT CODE: ILCH1100  
 TAX PARCEL ID/APN: 13-30-111-035-0000

LOT 20 IN BLOCK 2 IN WAGNER AND KIRSCHNERS BELMONT TERRACE SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1925 AS DOCUMENT 8977454 IN BOOK 208 OF PLATS PAGE 42, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-7

STREET ADDRESS: 4544 NORTH HARDING AVENUE, CHICAGO, IL, 60625  
 COUNTY: COOK  
 CLIENT CODE: ILCH1640  
 TAX PARCEL ID/APN: 13-14-114-022-0000

LOT 13 IN OSCAR E. NELSON'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-8

STREET ADDRESS: 6042 WEST BRYN MAWR AVENUE, CHICAGO, IL, 60646  
 COUNTY: COOK  
 CLIENT CODE: LCH1081  
 TAX PARCEL ID/APN: 13-05-322-040-0000

LOT 19 (EXCEPT THE EAST 5 FEET THEREOF AND THE EAST 10 FEET OF LOT 20 IN BLOCK 3 IN EDGEWOOD TERRACE, BEING CHARLES JAMES SUBDIVISION OF LOTS 7 AND 17 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-9

STREET ADDRESS: 3058 NORTH NORDICA AVENUE, CHICAGO, IL, 60634  
 COUNTY: COOK  
 CLIENT CODE: ILCH1152  
 TAX PARCEL ID/APN: 13-30-111-018-0000

LOT 3 IN BLOCK 2 WAGNER AND KRISCHNER'S BELMONT TERRACE SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-10

STREET ADDRESS: 2816 WEST 84TH PLACE, CHICAGO, IL, 60652  
COUNTY: COOK  
CLIENT CODE: ILCH1161  
TAX PARCEL ID/APN: 19-36-316-036-0000

LOT 74 IN CHARLES 1, CREED'S SUBDIVISION OF PART OF THE NORTH 25 CHAINS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A RESUBDIVISION OF LOTS 1, 2, AND PART OF LOT 3 AND VACATED STREETS ADJOINING SAID LOTS IN BEVERLY PARK SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

Property of Cook County Clerk's Office

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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 January 12, 2015

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

Grantor or Agent

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

\_\_\_\_\_  
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

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Grantee or Agent

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

\_\_\_\_\_  
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.]