

UNOFFICIAL COPY

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



Doc#: 1510413059 Fee: \$78.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2015 11:20 AM Pg: 1 of 12

RETURN AFTER RECORDING TO:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097

SEND SUBSEQUENT TAX BILLS TO:
2015-2 IH2 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).

 4/6/15

Special Warranty Deed

THIS AGREEMENT, made April 10, 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 **2015-2 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.


CCRD REVIEWER

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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: IH2 Property GP LLC,
a Delaware limited liability company,
its general partner

By: _____
Name: Jonathan Olsen
Title: Managing Director Capital Markets

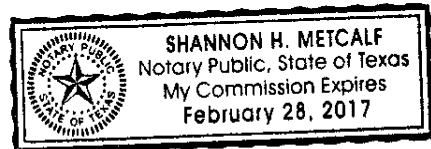
State of Texas, County of Dallas ss.

On this 18th day of March, 2015, before me, the undersigned officer personally appeared Jonathan Olsen, Managing Director of Capital Markets, of IH2 Property GP LLC, a Delaware limited liability company, which entity is the general partner of **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be 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: **2015-2 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: IH2 Property GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name: Jonathan Olsen
Title: Managing Director, Capital Markets

Grantee:
2015-2 IH2 BORROWER L.P.,
a Delaware limited partnership

By: 2015-2 IH2 Borrower G.P. LLC,
a Delaware limited liability company,
its general partner

By: _____
Name: Jonathan Olsen
Its: Managing Director, Capital Markets

Date: _____

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

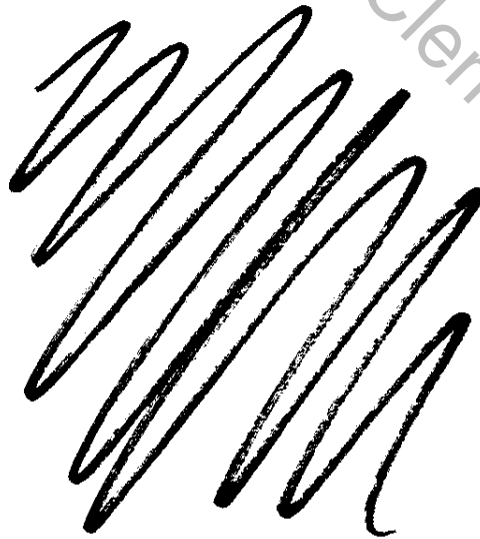
EXHIBIT "A"



UNOFFICIAL COPY

Property of Cook County Clerk's Office

PROPERTY SCHEDULE

A large, dark, handwritten scribble or signature consisting of several overlapping, wavy lines, positioned below the title and partially overlapping the diagonal watermark text.

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COUNT	FILE NUMBER	PROPERTY ADDRESS	CITY	STATE	ZIP CODE	COUNTY
1	ILCH1439	3042 NORTH LOWELL AVENUE	CHICAGO	IL	60641	COOK
2	ILCH1384	3109 NORTH NEW ENGLAND AVENUE	CHICAGO	IL	60634	COOK
3	ILCH3553	3237 NORTH NORMANDY AVENUE	CHICAGO	IL	60634	COOK
4	ILCH2309	3439 NORTH OTTAWA AVENUE	CHICAGO	IL	60634	COOK
5	ILCH1122	3523 NORTH ALBANY AVENUE	CHICAGO	IL	60618	COOK
6	ILCH1478	3632 NORTH NORDICA AVENUE	CHICAGO	IL	60634	COOK
7	ILCH2939	3701 NORTH SPAULDING AVENUE	CHICAGO	IL	60618	COOK
8	ILCH2471	3744 NORTH NEW ENGLAND AVENUE	CHICAGO	IL	60634	COOK
9	ILCH2020	3766 NORTH OSCEOLA AVENUE	CHICAGO	IL	60634	COOK
10	ILCH2003	3869 NORTH OTTAWA AVENUE	CHICAGO	IL	60634	COOK

City of Chicago
Dept. of Finance
685573
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
685578
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
685574
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
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4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
685575
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
685580
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
685576
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
685581
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
685577
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

City of Chicago
Dept. of Finance
685582
4/13/2015 7:54
dr00193



Real Estate
Transfer
Stamp
Batch 9,693,307
\$0.00

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Property of Cook County Clerk's Office

LEGAL DESCRIPTIONS

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

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EXHIBIT A-1

STREET ADDRESS: 3042 NORTH LOWELL AVENUE, CHICAGO, IL, 60641
 COUNTY: COOK
 CLIENT CODE: ILCH1439
 TAX PARCEL ID/APN: 13-27-208-023-0000

THE NORTH 29 FEET OF THE EAST 96.5 FEET OF LOT 3 IN BLOCK 8 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 3109 NORTH NEW ENGLAND AVENUE, CHICAGO, IL, 60634
 COUNTY: COOK
 CLIENT CODE: ILCH1384
 TAX PARCEL ID/APN: 13-30-107-011-0000

THE NORTH 38 FEET OF LOT 76 IN MONT CLARE GARDENS SUBDIVISION OF THE EAST 14 OF THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY

EXHIBIT A-3

STREET ADDRESS: 3237 NORTH NORMANDY AVENUE, CHICAGO, IL, 60634
 COUNTY: COOK
 CLIENT CODE: ILCH3553
 TAX PARCEL ID/APN: 13-19-428-007-0000

LOT 123 IN BLOCK 15 IN SCHORSCH VILLA SECOND ADDITION, BEING A RESUBDIVISION OF LOTS 51 TO 70 AND THE SOUTH 10 FEET OF LOT 89 AND ALL OF LOT 90 AND LOTS 191 TO 220 IN HINKAMP AND COMPANY'S BELMONT AVENUE SUBDIVISION, A RESUBDIVISION OF PART OF O. L. WATSON'S BELMONT HEIGHTS ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-4

STREET ADDRESS: 3439 NORTH OTTAWA AVENUE, CHICAGO, IL, 60634
COUNTY: COOK
CLIENT CODE: ILCH2309
TAX PARCEL ID/APN: 12-24-315-008

LOT TWENTY EIGHT (28) BLOCK 3 IN GAUNTLET FEUERBORN AND KODE'S BELMONT HEIGHTS ADDITION BEING A SUBDIVISION OF THE EAST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 24, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-5

STREET ADDRESS: 3522 NORTH ALBANY AVENUE, CHICAGO, IL, 60618
COUNTY: COOK
CLIENT CODE: ILCH1122
TAX PARCEL ID/APN: 13-24-303-016

THE NORTH 1/2 OF LOT 11 IN BLOCK 2, IN JOSEPH BICKERDIKE'S 3RD SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 3632 NORTH NORDICA AVENUE, CHICAGO, IL, 60634
COUNTY: COOK
CLIENT CODE: ILCH1478
TAX PARCEL ID/APN: 13-19-129-016-0000

THE NORTH 1/4 OF LOT 3 IN BLOCK 2 IN W. R. KAISER AND COMPANY'S ADDISON HEIGHTS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 3701 NORTH SPAULDING AVENUE, CHICAGO, IL, 60618
 COUNTY: COOK
 CLIENT CODE: ILCH2939
 TAX PARCEL ID/APN: 13-23-224-019-0000

LOT 20 IN JAMES PEASE'S THIRD IRVING PARK BOULEVARD ADDITION OF THE WEST 166.5 FEET OF THE SOUTH 1/2 OF THE SOUTH 2/3 OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 3744 NORTH NEW ENGLAND AVENUE, CHICAGO, IL, 60634
 COUNTY: COOK
 CLIENT CODE: ILCH2471
 TAX PARCEL ID/APN: 13-19-124-022-0000

THE NORTH 30 FEET OF LOT 2 IN BLOCK 3 N.W.F. KAISER AND COMPANY'S ADDISON HEIGHTS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-9

STREET ADDRESS: 3766 NORTH OSCEOLA AVENUE, CHICAGO, IL, 60634
 COUNTY: COOK
 CLIENT CODE: ILCH2020
 TAX PARCEL ID/APN: 12-24-219-025-0000

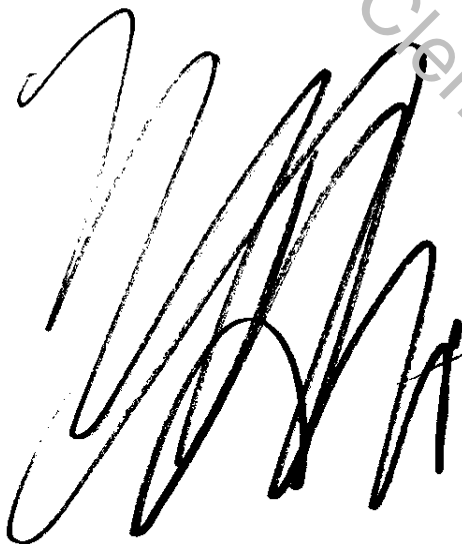
LOT 2 IN BLOCK 2 IN SAWIAK AND COMPANY'S FIRST ADDITION TO ADDISON HEIGHTS, A SUBDIVISION OF PART OF LOT 2 IN THE ASSESSORS DIVISION OF THE EAST 1/2 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-10

STREET ADDRESS: 3869 NORTH OTTAWA AVENUE, CHICAGO, IL, 60634
COUNTY: COOK
CLIENT CODE: ILCH2609
TAX PARCEL ID/APN: 12-24-103-045-0000

THE SOUTH 1/2 OF VACATED BYRON STREET (EXCEPT THE SOUTH 3 FEET THEREOF) LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 36 IN BLOCK 3 LYING WESTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 36 IN BLOCK 3 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 1 AND LYING EAST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 36 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 1 IN VOLK BROTHER S MAHLER ESTATES BEING A SUBDIVISION IN THE NORTHWEST 1/4, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 March 18, 2015 Signature: [Signature]
Grantor or Agent

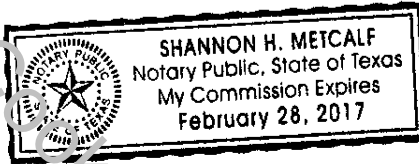
Subscribed and sworn to before me by the

said Jonathan Olsen

this 18 day of March

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 March 18, 2015 Signature: [Signature]
Grantee or Agent

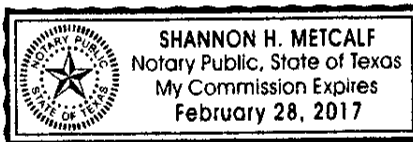
Subscribed and sworn to before me by the

said Jonathan Olsen

this 18 day of MARCH

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.]