

UNOFFICIAL COPY

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



Doc#: 1518029018 Fee: \$80.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2015 10:58 AM Pg: 1 of 13

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

SEND SUBSEQUENT TAX BILLS TO:
2015-3 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).

[Signature] 6/25/15

Special Warranty Deed

THIS AGREEMENT, made June 25, 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 **2015-3 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 REVIEWED *[Signature]*

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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: John Schissel
Title: EVP & Chief Financial Officer

State of Texas, County of Dallas ss.

On this 16th day of June, 2015, before me, the undersigned officer personally appeared John Schissel, Executive Vice-President & Chief Financial Officer, 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

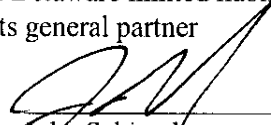
Grantee: **2015-3 IH2 BORROWER L.P.**, a Delaware limited partnership

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: John Schissel
Title: EVP & Chief Financial Officer

Grantee:
2015-3 IH2 BORROWER L.P.,
a Delaware limited partnership

By: 2015-3 IH2 Borrower G.P. LLC,
a Delaware limited liability company,
its general partner

By: 
Name: John Schissel
Title: EVP & Chief Financial Officer

Date: June 16, 2015

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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	Address	City	State	Zip	County
1	ILCH2899	3101 N MANGO AVE	CHICAGO	IL	60634	COOK
2	ILCH1418	3128 N LINDER AVE	CHICAGO	IL	60641	COOK
3	ILCH3430	3215 N RUTHERFORD AVE	CHICAGO	IL	60634	COOK
4	ILCH1226	3219 N NEVA	CHICAGO	IL	60634	COOK
5	ILCH2767	3307 N PAGE AVE	CHICAGO	IL	60634	COOK
6	ILCH2575	3333 N KENNETH AVE	CHICAGO	IL	60641	COOK
7	ILCH1730	3356 N KILBOURN AVE	CHICAGO	IL	60641	COOK
8	ILCH1251	3511 N OLCOTT	CHICAGO	IL	60634	COOK
9	ILCH2808	3549 N OCTAVIA ST.	CHICAGO	IL	60634	COOK
10	ILCH1595	3625 N SAWYER AVE	CHICAGO	IL	60618	COOK

<p>City of Chicago Dept. of Finance 689417 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>	<p>City of Chicago Dept. of Finance 689416 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>
<p>City of Chicago Dept. of Finance 689415 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>	<p>City of Chicago Dept. of Finance 689414 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>
<p>City of Chicago Dept. of Finance 689413 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>	<p>City of Chicago Dept. of Finance 689412 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>
<p>City of Chicago Dept. of Finance 689411 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>	<p>City of Chicago Dept. of Finance 689410 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>
<p>City of Chicago Dept. of Finance 689409 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>	<p>City of Chicago Dept. of Finance 689408 6/12/2015 12:15 dr00111</p>  <p>Real Estate Transfer Stamp \$0.00 Batch 10,015,194</p>

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Property of Cook County Clerk's Office

LEGAL DESCRIPTIONS



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EXHIBIT A-1

STREET ADDRESS: 3101 N MANGO AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH2899

TAX PARCEL ID/APN: 13-29-205-025-0000

LOT 15 IN STANLEY F. JONES SUBDIVISION OF THE WEST ½ OF THE EAST 2/3 (EXCEPT THE NORTH 166 FEET THEREOF) AND THE EAST 55 FEET OF THE WEST 1/3 OF LOT 2 (EXCEPT THE NORTH 166 FEET THEREOF) IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF LOT 23 IN E.W. ROEMER'S SUBDIVISION BEING A SUBDIVISION OF THE EAST 1/3 OF LOT 2 OF KING AND PATTERSON'S SUBDIVISION, AFORESAID.

EXHIBIT A-2

STREET ADDRESS: 3128 N LINDER AVE CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: ILCH1418

TAX PARCEL ID/APN: 13-28-101-029-0000

LOT 35 IN BLOCK 2 IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 50 ACRES THEREOF) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 3215 N RUTHERFORD AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH3430

TAX PARCEL ID/APN: 13-19-427-014-0000

LOT 74 IN SCHORSCH VILLA FIRST ADDITION, A RESUBDIVISION IN THE
SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
JULY 12, 1938 AS DOCUMENT 12184511, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 3219 N NEVA, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH1226

TAX PARCEL ID/APN: 13-19-327-014-0000

LOT 27 IN BLOCK 8 IN H.O. STONE AND COMPANY'S BELMONT AVENUE TERRACE
SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 19,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN
COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 3307 N PAGE AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH2767

TAX PARCEL ID/APN: 12-23-423-017-0000

LOT 22 IN BLOCK 3 IN FEUERBORN AND KIODE'S BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 3333 N KENNETH AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: ILCH2575

TAX PARCEL ID/APN: 13-22-318-013-0000

LOT 14 IN ALKES SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PART TAKEN FOR RAILROAD) IN COOK COUNTY, ILLINOIS. PARCEL ID: 13-22-318-013-0000.

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EXHIBIT A-7

STREET ADDRESS: 3356 N KILBOURN AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: ILCH1730

TAX PARCEL ID/APN: 13-22-316-023-0000

LOT 17 IN BLOCK 5 IN GUNN'S SUBDIVISION OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 3511 N OLCOTT, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH1251

TAX PARCEL ID/APN: 12-24-402-020-0000

LOT 27 IN BLOCK 10 OF SANIAK AND COMPANY'S FIRST ADDITION TO ADDISON HEIGHTS, BEING A SUBDIVISION OF PART OF LOT 2 IN THE ASSESSORS DIVISION OF THE EAST 1/2 FRACTIONAL SECTION 24, TOWNSHIP 10 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 3549 N OCTAVIA ST., CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH2808

TAX PARCEL ID/APN: 12-24-406-027-0000

THE SOUTH 40 FEET OF LOT 20 IN COLLINS AND GAUNTLETT'S 1ST GARDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 3625 N SAWYER AVE, CHICAGO, IL 60618

COUNTY: COOK

CLIENT CODE: ILCH1595

TAX PARCEL ID/APN: 13-23-234-012-0000

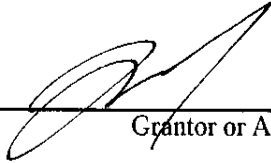
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 2 IN THE RESUBDIVISION OF LOTS 32 TO 57 INCLUSIVE AND OF LOTS 71 TO 77 BOTH INCLUSIVE IN WILLIAM BOLDENWECK'S ADDITION TO UNTER DEN LINDEN, BEING THAT PART OF THE SOUTH QUARTER OF THE EAST HALF OF EAST HALF OF THE NORTHEAST QUARTER LYING NORTH AND EAST OF ELSTON AVENUE IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, 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.

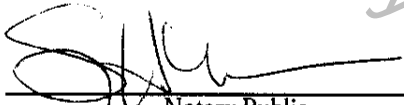
Dated June 16, 2015

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the

said John Schissel


this 16th day of June
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 June 16, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the

said John Schissel

this 16th day of June
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.]