

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

OS National, LLC  
2170 Satellite Blvd., Ste. 450  
Duluth, GA 30097



Doc#: 1518029020 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 11:06 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).


*CD 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 

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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.

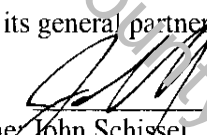
Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

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

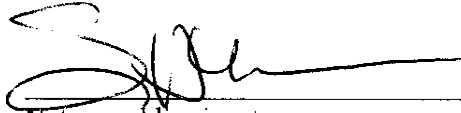
By: IH2 Property GP LLC,  
a Delaware limited liability company,  
its general partner

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

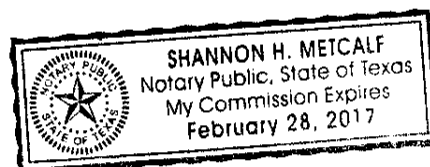
State of Texas, County of Dallas ss.

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



# 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

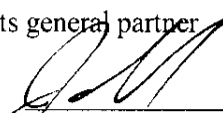
Grantee: **2015-3 IH2 BORROWER L.P.**, a Delaware limited partnership

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).

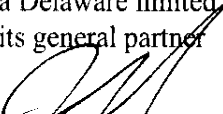
**Grantor:**  
**IH2 PROPERTY ILLINOIS, L.P.**,  
a Delaware limited partnership

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

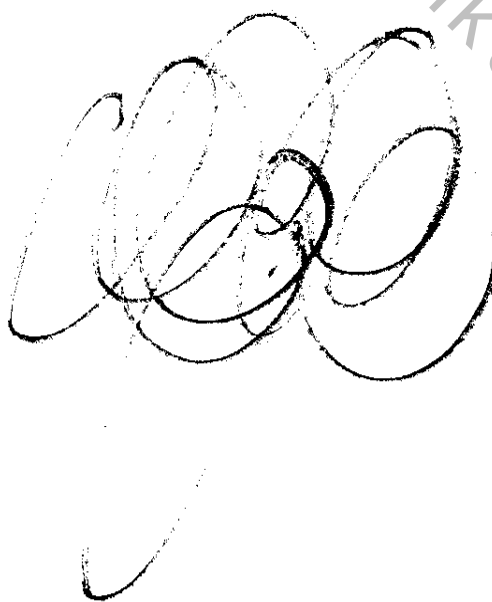
Date: June 16, 2015

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

**EXHIBIT "A"**

A handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping tail that curves to the left.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## PROPERTY SCHEDULE



# UNOFFICIAL COPY

Count	File Number	Address	City	State	Zip	County
1	ILCH1972	4436 N CENTRAL PARK AVE	CHICAGO	IL	60625	COOK
2	ILCH1337	4676 N KASSON AVE	CHICAGO	IL	60630	COOK
3	ILCH3697	4839 N KEELER AVE	CHICAGO	IL	60630	COOK
4	ILCH0824	5009 W GEORGE ST	CHICAGO	IL	60641	COOK
5	ILCH1689	5115 W NEWPORT AVE	CHICAGO	IL	60641	COOK
6	ILCH2981	5126 S MULLIGAN ST	CHICAGO	IL	60638	COOK
7	ILCH1590	5315 W OAKDALE AVE	CHICAGO	IL	60641	COOK
8	ILCH2783	5317 W WELLINGTON AVE WEST	CHICAGO	IL	60641	COOK
9	ILCH1555	5356 N NEVA AVE	CHICAGO	IL	60659	COOK
10	ILCH2429	5458 N MARMORA AVENUE	CHICAGO	IL	60630	COOK

City of Chicago  
Dept. of Finance  
**689437**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689436**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689435**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689434**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689433**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689432**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689431**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689430**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689429**  
6/12/2015 12:15  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

City of Chicago  
Dept. of Finance  
**689428**  
6/12/2015 12:15  
dr00111

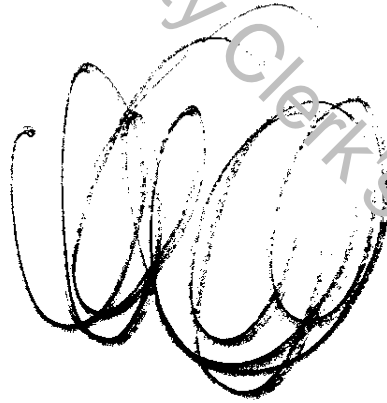


Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,015,194

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## LEGAL DESCRIPTIONS



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## EXHIBIT A-1

STREET ADDRESS: 4436 N CENTRAL PARK AVE, CHICAGO, IL 60625

COUNTY: COOK

CLIENT CODE: ILCH1972

TAX PARCEL ID/APN: 13-14-128-022-0000

LOT 28 IN WOLF, NELSON AND LEWIN'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE EAST 55 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF THE SOUTH 40 RODS OF THE WEST 20 RODS OF THE SAID EAST 55 ACRES AND EAST OF THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 14 NORTH OF THE SOUTH 40 RODS THEREOF, IN COOK COUNTY, ILLINOIS. PARCEL ID: 13-14-128-022-0000.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 4676 N KASSON AVE, CHICAGO, IL 60630

COUNTY: COOK

CLIENT CODE: ILCH1337

TAX PARCEL ID/APN: 13-15-211-030-0000

LOT 58 MC DOUGALL'S SUBDIVISION OF BLOCKS 1, 2 AND 3 IN MC GRAVE'S SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 1 AND 7 TO 15 INCLUSIVE IN FITCH AND HECOX'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-3

STREET ADDRESS: 4839 N KEELER AVE, CHICAGO, IL 60630

COUNTY: COOK

CLIENT CODE: ILCH3697

TAX PARCEL ID/APN: 13-10-425-006-0000

LOT 15 (EXCEPT THE NORTH 11 FEET) AND THE NORTH 18 FEET OF LOT 18 IN BLOCK 3 IN W.O. COLE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 5009 W GEORGE ST, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: ILCH0824

TAX PARCEL ID/APN: 13282250170000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE WEST 7.5 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 11 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-5

STREET ADDRESS: 5115 W NEWPORT AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: ILCH1689

TAX PARCEL ID/APN: 13214060130000

LOT 2 IN BAUCKWITZ RESUBDIVISION OF LOT 51 (EXCEPT PART TAKEN FOR STREET) IN F.H. BARTLETT'S SUBDIVISION OF THE SOUTH 2/3 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 5126 S MULLIGAN ST, CHICAGO, IL 60638

COUNTY: COOK

CLIENT CODE: ILCH2981

TAX PARCEL ID/APN: 19-08-300-052-0000

THE SOUTH THREE QUARTERS OF LOT 11 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 6 IN BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE EAST 1/2 THEREOF) OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-7

STREET ADDRESS: 5315 W OAKDALE AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: ILCH1590

TAX PARCEL ID/APN: 13-28-122-019-0000

"LOT 26 IN HULBERT'S FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 24, IN THE NORTH WEST 1/4 OF

\*\*\*

## EXHIBIT A-8

STREET ADDRESS: 5317 W WELLINGTON AVE WEST, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: ILCH2783

TAX PARCEL ID/APN: 13-28-120-013-0000

LOT 7 IN BLOCK 5 IN CEPEK, CERMAK AND FRIEDL'S SUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 OF KERFOOT'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

## EXHIBIT A-9

STREET ADDRESS: 5356 N NEVA AVE, CHICAGO, IL 60659

COUNTY: COOK

CLIENT CODE: ILCH1555

TAX PARCEL ID/APN: 13-07-117-017-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 4 IN BLOCK 12 IN OTTO REUTER'S NORWOOD PARK ADDITION IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-10

STREET ADDRESS: 5458 N MARMORA AVENUE, CHICAGO, IL 60630

COUNTY: COOK

CLIENT CODE: ILCH2429

TAX PARCEL ID/APN: 13-08-208-021-0000


LOT 12 IN BLOCK 5 IN L. E. CRANDALL'S JEFFERSON SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL ID: 13-08-208-021-0000.

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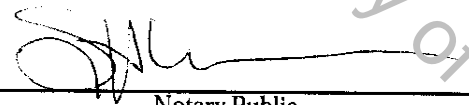
# UNOFFICIAL COPY

## 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.

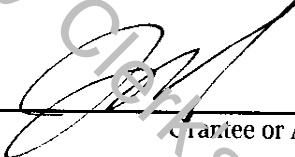
Dated June 16, 2015 Signature:   
Grantor or Agent

Subscribed and sworn to before me by the  
said John Schissel  
this 16th day of June  
2015


  
Notary Public

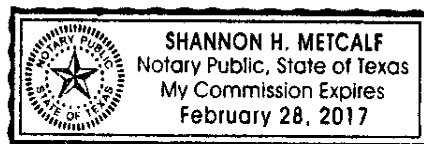


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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