

UNOFFICIAL COPY

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



Doc#: 1518029021 Fee: \$74.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2015 11:10 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).

D. 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 REVIEWER *[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.

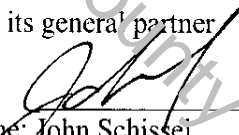
Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

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

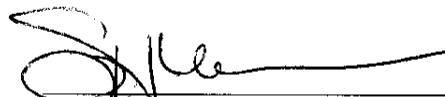
By: IH2 Property GP LLC,
a Delaware limited liability company,
its general partner

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

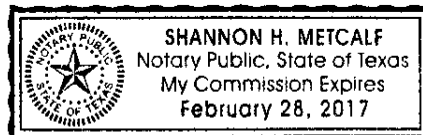
State of Texas, County of Dallas ss.

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

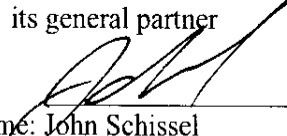
Grantee: **2015-3 IH2 BORROWER L.P.**, a Delaware limited partnership

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).

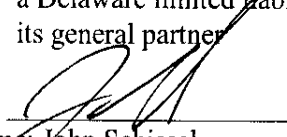
Grantor:
IH2 PROPERTY ILLINOIS, L.P.,
a Delaware limited partnership

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

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

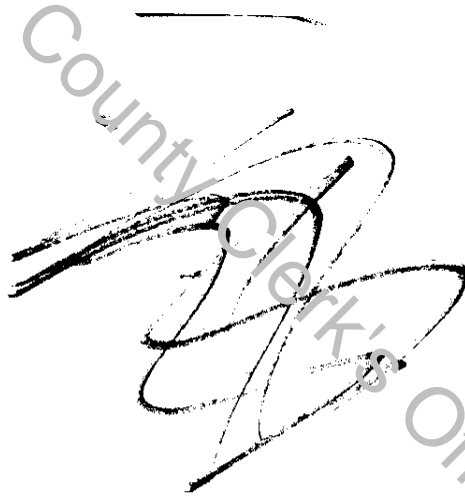
EXHIBIT "A"

A large, dark, handwritten scribble or signature, possibly in black ink, located in the lower center of the page. The scribble is dense and somewhat illegible, consisting of several overlapping loops and lines.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PROPERTY SCHEDULE

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned over the diagonal watermark text.

UNOFFICIAL COPY

Count	File Number	Address	City	State	Zip	County
1	ILCH1521	5513 N LUNA AVE	CHICAGO	IL	60630	COOK
2	ILCH2596	5612 S NEENAH	CHICAGO	IL	60638	COOK
3	ILCH3035	5638 W BYRON AVE	CHICAGO	IL	60634	COOK
4	ILCH1132	5647 W BERENICE AVE	CHICAGO	IL	60634	COOK
5	ILCH1322	5728 W BERENICE AVE	CHICAGO	IL	60634	COOK
6	ILCH1109	5746 W WAVELAND AVE	CHICAGO	IL	60634	COOK
7	ILCH2339	5824 N ROCKWELL ST	CHICAGO	IL	60660	COOK
8	ILCH3696	5826 S NORMANDY AVE	CHICAGO	IL	60638	COOK
9	ILCH2954	5942 W BYRON ST	CHICAGO	IL	60634	COOK
10	ILCH2456	6010 W SHERWIN AVE	CHICAGO	IL	60646	COOK

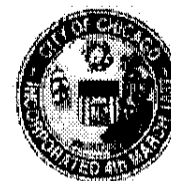
City of Chicago
Dept. of Finance
689447
6/12/2015 12:15
dr00111



Real Estate
Transfer
Stamp
\$0.00

Batch 10,015,194

City of Chicago
Dept. of Finance
689446
6/12/2015 12:15
dr00111



Real Estate
Transfer
Stamp
\$0.00

Batch 10,015,194

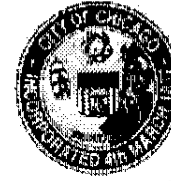
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Dept. of Finance
689445
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Real Estate
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Batch 10,015,194

City of Chicago
Dept. of Finance
689444
6/12/2015 12:15
dr00111



Real Estate
Transfer
Stamp
\$0.00

Batch 10,015,194

City of Chicago
Dept. of Finance
689443
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dr00111



Real Estate
Transfer
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Batch 10,015,194

City of Chicago
Dept. of Finance
689442
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dr00111



Real Estate
Transfer
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Batch 10,015,194

City of Chicago
Dept. of Finance
689441
6/12/2015 12:15
dr00111



Real Estate
Transfer
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Batch 10,015,194

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



Real Estate
Transfer
Stamp
\$0.00

Batch 10,015,194

City of Chicago
Dept. of Finance
689439
6/12/2015 12:15
dr00111



Real Estate
Transfer
Stamp
\$0.00

Batch 10,015,194

City of Chicago
Dept. of Finance
689438
6/12/2015 12:15
dr00111



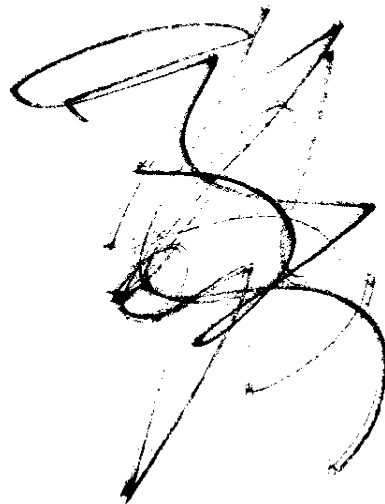
Real Estate
Transfer
Stamp
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Batch 10,015,194

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Property of Cook County Clerk's Office

LEGAL DESCRIPTIONS



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EXHIBIT A-1

STREET ADDRESS: 5513 N LUNA AVE, CHICAGO, IL 60630

COUNTY: COOK

CLIENT CODE: ILCH1521

TAX PARCEL ID/APN: 13-09-101-042-0000

LOT 15 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 14.50 FEET OF LOT 14, IN BLOCK 4 IN STEWART D. ANDERSENS ADDITION TO JEFFERSON PARK, BEING A SUBDIVISION OF LOTS 6 TO 10 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN MILWAUKEE AVENUE AND ELSTON AVENUE AND LOT 2 IN A SUBDIVISION OF THE SOUTHEAST 1/4 OF SAID 1/4 SECTION IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 5612 S NEENAH, CHICAGO, IL 60638

COUNTY: COOK

CLIENT CODE: ILCH2596

TAX PARCEL ID/APN: 19-18-212-023-0000

THE NORTH 30 FEET OF THE SOUTH 120 FEET OF LOT 2 IN BLOCK 57 IN A RESUBDIVISION OF F.H. BARTLETT'S 4TH ADDITION TO BARTLETT'S HIGHLANDS, BEING A SUBDIVISION OF THE EAST 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. PARCEL ID: 19-18-212-023-0000.

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EXHIBIT A-3

STREET ADDRESS: 5638 W BYRON AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH3035

TAX PARCEL ID/APN: 13-20-207-022-0000

LOT 20 AND THE EAST 8 FEET OF LOT 21 IN BLOCK 2 IN MARTIN LUTHER'S COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 5647 W BERENICE AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH1132

TAX PARCEL ID/APN: 13202150040000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 33 AND THE WEST 1/3 OF LOT 34 IN BLOCK 4 IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 5728 W BERENICE AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH1322

TAX PARCEL ID/APN: 13-20-210-027-0000

THE EAST 1/2 OF LOT 36 AND ALL OF LOT 37 IN BLOCK 6 IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 5746 W WAVELAND AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH1109

TAX PARCEL ID/APN: 13202220370000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE WEST 30 FEET OF LOT 80, IN KIESTER AND ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 5824 N ROCKWELL ST, CHICAGO, IL 60660

COUNTY: COOK

CLIENT CODE: ILCH2339

TAX PARCEL ID/APN: 13-01-411-031-0000

LOT 11 IN BLOCK 12 IN W. F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33 FEET) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 5826 S NORMANDY AVE, CHICAGO, IL 60638

COUNTY: COOK

CLIENT CODE: ILCH3696

TAX PARCEL ID/APN: 19-18-225-070-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 11 (EXCEPT THE NORTH 12 FEET THEREOF) AND THE NORTH 18 FEET OF LOT 12 IN BLOCK 70 IN 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-9

STREET ADDRESS: 5942 W BYRON ST, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH2954

TAX PARCEL ID/APN: 13-20-204-024-0000

LOT 32 AND THE EAST 1/2 OF LOT 31 IN BLOCK 15 IN THE SUBDIVISION OF BLOCKS 9 TO 15 INCLUSIVE IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 6010 W SHERWIN AVE, CHICAGO, IL 60646

COUNTY: COOK

CLIENT CODE: ILCH2456

TAX PARCEL ID/APN: 10-29-306-009-0000

LOT 9 IN VALENTI'S EDGEBROOK GARDENS FIRST ADDITION, A SUBDIVISION OF PART OF VICTORIA POTHIER'S RESERVATION AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 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

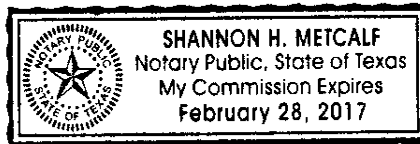
Subscribed and sworn to before me by the

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.]