

# UNOFFICIAL COPY

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



Doc#: 1518929057 Fee: \$76.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/08/2015 02:32 PM 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 KEMISE, 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.

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH D OF THE BERWYN CITY  
CODE SEC 888.06 AS A REAL ESTATE  
TRANSACTION  
DATE 7-08-15 TELLER *[Signature]*

D13

CCRD REVIEWER *[Signature]*

# UNOFFICIAL COPY

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

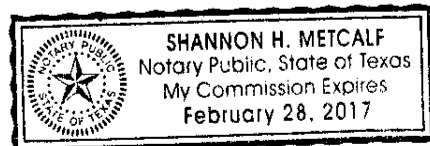
State of Texas, County of Dallas ss.

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.

Commission expires: 2/28/2017

\_\_\_\_\_  
Notary public signature



# 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

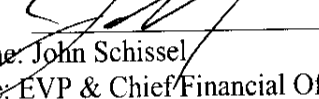
Grantee: **2015-3 IH2 BORROWER L.P.**, a Delaware limited partnership

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).

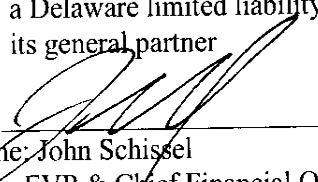
**Grantor:**  
**IH2 PROPERTY ILLINOIS, L.P.**,  
a Delaware limited partnership

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

# UNOFFICIAL COPY

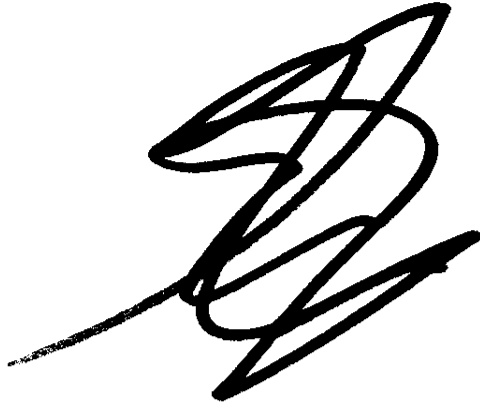
A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

EXHIBIT "A"

Property of Cook County Clerk's Office

A second handwritten signature in black ink, similar in style to the first, with multiple loops and a long horizontal stroke.

**UNOFFICIAL COPY**

A handwritten signature in black ink, consisting of several overlapping loops and strokes.

**PROPERTY SCHEDULE**

Property of Cook County Clerk's Office

A second handwritten signature in black ink, similar in style to the one above, with multiple overlapping loops.

# UNOFFICIAL COPY

Count	File Number	Address	City	State	Zip	County
1	ILCH3326	6514 W 28TH ST	BERWYN	IL	60402	COOK
2	ILCH1459	6518 26TH ST	BERWYN	IL	60402	COOK
3	ILCH2557	6526 28TH ST	BERWYN	IL	60402	COOK
4	ILCH1377	6707 W 31ST ST.	BERWYN	IL	60402	COOK
5	ILCH2377	6946 26TH ST	BERWYN	IL	60402	COOK
6	ILCH1385	330 CIRCLE AVE	FOREST PARK	IL	60130	COOK
7	ILCH1694	827 БЕЛОIT AVE	FOREST PARK	IL	60130	COOK
8	ILCH2201	835 MARENGO AVE	FOREST PARK	IL	60130	COOK
9	ILCH1253	841 THOMAS AVE	FOREST PARK	IL	60130	COOK
10	ILCH1751	1021 MARENGO AVE	FOREST PARK	IL	60130	COOK

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE

No. 5676

*6/25/15*  
Approved Date

*EXEMPT*

# UNOFFICIAL COPY



Property of Cook County Clerk's Office

## LEGAL DESCRIPTIONS

A handwritten signature in black ink, consisting of several overlapping, stylized loops and strokes.

# UNOFFICIAL COPY

## EXHIBIT A-1

STREET ADDRESS: 6514 W 28TH ST, BERWYN, IL 60402

COUNTY: COOK

CLIENT CODE: ILCH3326

TAX PARCEL ID/APN: 16-30-413-010-0000

THE EAST 30 FEET OF THE WEST 60 FEET OF THE EAST 1/2 OF LOT 44 IN HERBERT N. ROSE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 6518 26TH ST BERWYN, IL 60402

COUNTY: COOK

CLIENT CODE: ILCH1459

TAX PARCEL ID/APN: 16-30-404-009-0000

THE WEST 1/4 OF THE EAST 1/2 OF LOT 4 IN HERBERT N. ROSE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 800.5 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

\*\*\*



# UNOFFICIAL COPY

## EXHIBIT A-3

STREET ADDRESS: 6526 28TH ST, BERWYN, IL 60402

COUNTY: COOK

CLIENT CODE: ILCH2557

TAX PARCEL ID/APN: 16-30-413-006-0000

LOT 3 IN THE SUBDIVISION OF THE WEST 1/2 OF LOT 44 IN HERBERT N. ROSE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 20%55 THEREOF), IN COOK COUNTY, ILLINOIS. PARCEL ID: 16-30-413-006-0000.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 6707 W 31ST ST, BERWYN, IL 60402

COUNTY: COOK

CLIENT CODE: ILCH1377

TAX PARCEL ID/APN: 16-30-416-040-0000

LOT 22 IN BLOCK 3 IN KEEFE'S ADDITION TO LAVERGNE, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

## EXHIBIT A-5

STREET ADDRESS: 6946 26TH ST, BERWYN, IL 60402

COUNTY: COOK

CLIENT CODE: ILCH2377

TAX PARCEL ID/APN: 16-30-303-002-0000

LOT 10 IN BLOCK 4 IN J.H. CURTIS' ADDITION TO BERWYN, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF RAILROAD, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 330 CIRCLE AVE, FOREST PARK, IL 60130

COUNTY: COOK

CLIENT CODE: ILCH1385

TAX PARCEL ID/APN: 15-12-434-052-0000

LOT 16 (EXCEPT THE NORTH 27 FEET 4 1/2 INCHES, AS MEASURED ON THE EAST LINE THEREOF) IN BLOCK 37 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

## EXHIBIT A-7

STREET ADDRESS: 827 BELOIT AVE, FOREST PARK, IL 60130

COUNTY: COOK

CLIENT CODE: ILCH1694

TAX PARCEL ID/APN: 15134010220000

LOT 33 IN BLOCK 3 IN DUNLOP MAAS AND ANSTETTS SUBDIVISION OF BLOCKS 3, 9, 14 AND 19 IN JOSEPH K. DUNLOP SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEASTERLY OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-8

STREET ADDRESS: 835 MARENGO AVE, FOREST PARK, IL 60130

COUNTY: COOK

CLIENT CODE: ILCH2201

TAX PARCEL ID/APN: 15-13-405-033-0000

LOT 35 AND THE SOUTH 8 1/3 FEET OF LOT 36 IN BLOCK 1 IN ADAM SCHAAF AND W.A. KREIDLER'S ADDITION TO SOUTH OAK PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

## EXHIBIT A-9

STREET ADDRESS: 841 THOMAS AVE, FOREST PARK, IL 60130

COUNTY: COOK

CLIENT CODE: ILCH1253

TAX PARCEL ID/APN: 15-13-402-033-0000

LOT 32 IN BLOCK TWO (2) IN ANSTETT AND BRAUM'S ADDITION TO HARLEM BEING A SUBDIVISION OF BLOCKS 2,10,13 AND 20 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) AND THAT PART OF EAST ONE THIRD (1/3) OF THE EAST HALF (1/2) OF THE SOUTH WEST QUARTER (1/4) LYING SOUTH EAST OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. PARCEL ID: 15-13-402-033-0000.

\*\*\*

## EXHIBIT A-10

STREET ADDRESS: 1021 MARENGO AVE, FOREST PARK, IL 60130

COUNTY: COOK

CLIENT CODE: ILCH1751

TAX PARCEL ID/APN: 15-13-421-028-0000

LOT 11 AND THE SOUTH 1/2 OF LOT 10 IN BLOCK 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

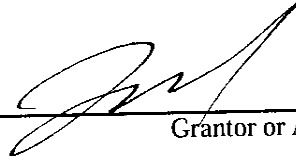
\*\*\*

# 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

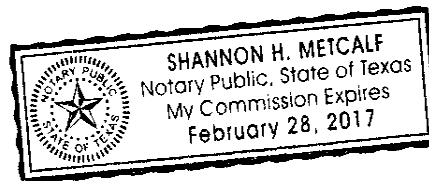
Subscribed and sworn to before me by the

said John Schissel

this 16th day of June

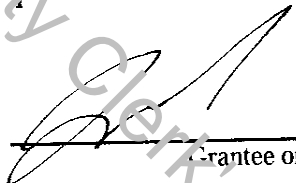
2015

  
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

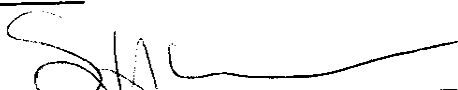
Signature:   
Grantee or Agent

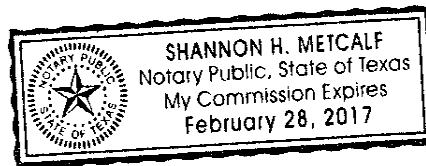
Subscribed and sworn to before me by the

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.]