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Doc#: 1519118064 Fee: \$74.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2015 02:08 PM Pg: 1 of 13

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

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).

ED 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

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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.

Commission expires: 2/28/2017

Notary public signature



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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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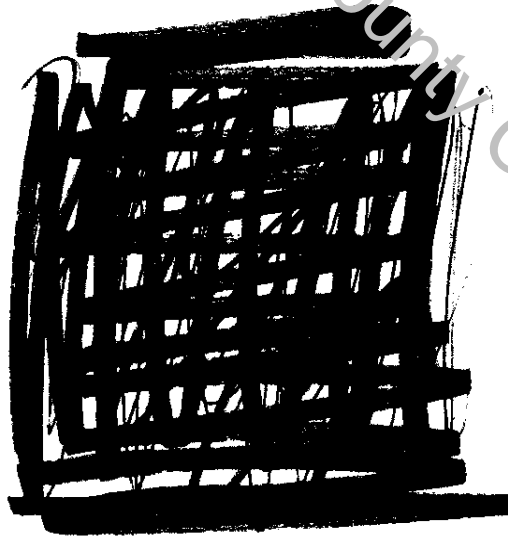
EXHIBIT "A"



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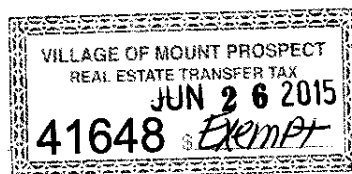
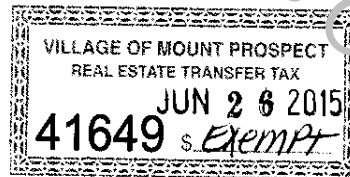
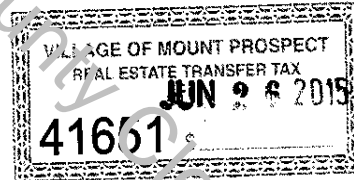
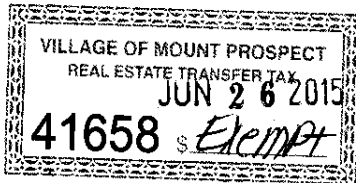
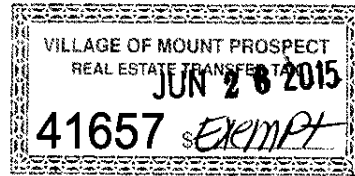
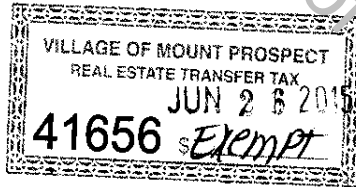
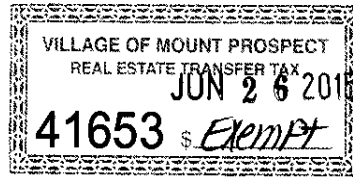
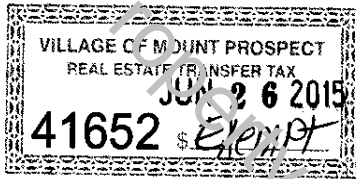
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PROPERTY SCHEDULE



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Count	File Number	Address	City	State	Zip	County
1	ILCH2035	108 N KENILWORTH AVE	MOUNT PROSPECT	IL	60056	COOK
2	ILCH1080	206 N DENEEN	MOUNT PROSPECT	IL	60056	COOK
3	ILCH2659	208 N EMERSON	MOUNT PROSPECT	IL	60056	COOK
4	ILCH2496	400 W WALNUT STREET	MOUNT PROSPECT	IL	60056	COOK
5	ILCH2358	804 E CEDAR LANE	MOUNT PROSPECT	IL	60056	COOK
6	ILCH4148	921 S SCHOOL STREET	MOUNT PROSPECT	IL	60056	COOK
7	ILCH1878	1101 S SPRUCEWOOD DR	MOUNT PROSPECT	IL	60056	COOK
8	ILCH2394	1322 N COLUMBINE	MOUNT PROSPECT	IL	60056	COOK
9	ILCH1121	1403 W BUSSE AVE	MOUNT PROSPECT	IL	60056	COOK



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LEGAL DESCRIPTIONS



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EXHIBIT A-1

STREET ADDRESS: 108 N KENILWORTH AVE, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH2035

TAX PARCEL ID/APN: 03-33-411-007-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 7 IN BLOCK 2 IN THE FIRST ADDITION TO CENTRAL WOOD, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED AUGUST 14, 1929 AS DOCUMENT NUMBER 10455025, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 206 N DENEEN, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH1080

TAX PARCEL ID/APN: 03-35-402-015-0000

LOT 147 IN FIRST ADDITION TO BLUETTE™S FAIRVIEW GARDENS, BEING A SUBDIVISION OF PART OF THE W ½ OF THE E ¼ OF THE SE ¼ AND PART OF THE E ½ OF THE W ½ OF THE SE ¼ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL ID: 03-35-402-015-0000.

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EXHIBIT A-3

STREET ADDRESS: 208 N EMERSON, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH2659

TAX PARCEL ID/APN: 03-34-403-020-0000

LOT 12 IN LAUDERMILK VILLA BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 400 W WALNUT STREET, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH2496

TAX PARCEL ID/APN: 03-34-327-014-0000

LOT 14 IN BLOCK 23, IN PROSPECT MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH THREE QUARTERS OF THE WEST HALF OF THE WEST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED MARCH 6, 1926, AS DOCUMENT NO. 9199191.

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EXHIBIT A-5

STREET ADDRESS: 804 E CEDAR LANE, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH2358

TAX PARCEL ID/APN: 03-26-302-018-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 157 IN BRICKMAN MANOR FIRST ADDITION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1959 AS DOCUMENT NUMBER 17715808, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 921 S SCHOOL STREET, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH4148

TAX PARCEL ID/APN: 08-13-208-011-0000

LOT 19 IN CLEARBROOK ESTATES, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF GOLF ROAD AS PER PLAT OF DEDICATION, RECORDED OCTOBER 11, 1929 AS DOCUMENT NO. 10494973 ACCORDING TO PLAT OF SAID CLEARBROOK ESTATES, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 21, 1956 AS DOCUMENT NO 1690611.

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EXHIBIT A-7

STREET ADDRESS: 1101 S SPRUCEWOOD DR, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH1878

TAX PARCEL ID/APN: 08-15-208-001-0000

LOT 76 IN ELK RIDGE VILLA UNIT NO. 8, BEING A SUBDIVISION OF ALL LOT 7 AND PART OF LOTS 5 AND 6 IN THE DIVISION OF THE LOUIS F. BUSSE FARM, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID ELK RIDGE VILLA, UNIT NO. 8, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 19, 1965 AS DOCUMENT NUMBER 2204299.

EXHIBIT A-8

STREET ADDRESS: 1322 N COLUMBINE, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH2394

TAX PARCEL ID/APN: 03-25-117-020-0000

LOT 437 IN BRICKMAN MANOR SECOND ADDITION, UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 1403 W BUSSE AVE, MOUNT PROSPECT, IL 60056

COUNTY: COOK

CLIENT CODE: ILCH1121

TAX PARCEL ID/APN: 08-11-113-004-0000

LOT 10 IN FUNK'S MOUNT PROSPECT GARDENS, BEING A RESUBDIVISION OF PART OF LOTS "J" AND "K" IN KIRCHOFF'S SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 25, 1956 AS DOCUMENT NUMBER 16707198, 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

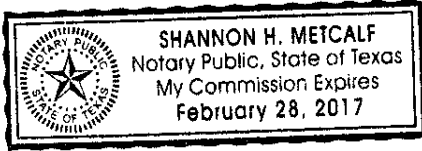
Subscribed and sworn to before me by the

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.]