

# UNOFFICIAL COPY



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

Doc#: 1519118067 Fee: \$72.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/10/2015 02:09 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 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

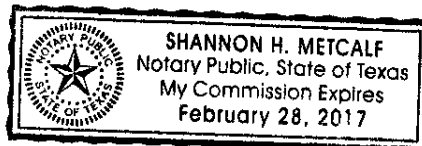
State of Texas, County of Dallas ss.

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

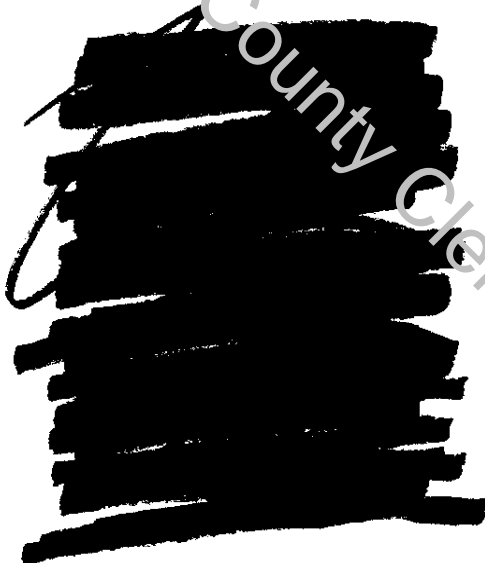
Date: June 16, 2015

Property of Cook County Clerk's Office

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## EXHIBIT "A"



# UNOFFICIAL COPY

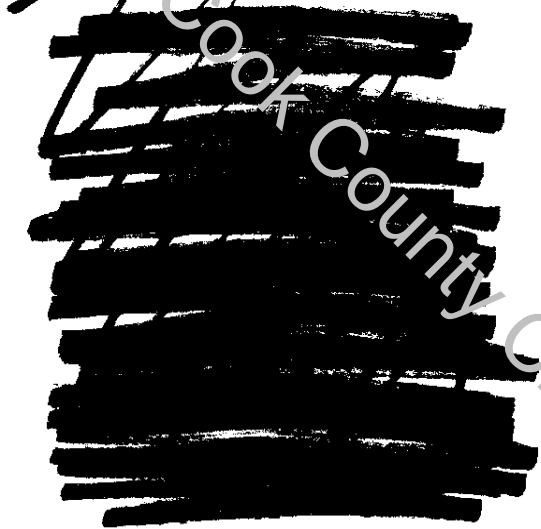
Property of Cook County Clerk's Office

## PROPERTY SCHEDULE



# UNOFFICIAL COPY

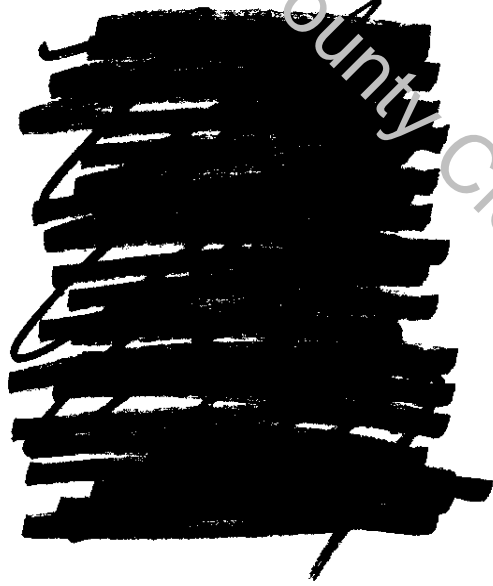
Count	File Number	Address	City	State	Zip	County
1	ILCH1638	6148 LAURA LN	TINLEY PARK	IL	60477	COOK
2	ILCH1295	6618 PARKSIDE DR	TINLEY PARK	IL	60477	COOK
3	ILCH1892	7442 W 160TH ST	TINLEY PARK	IL	60477	COOK
4	ILCH1318	7445 159TH PL	TINLEY PARK	IL	60477	COOK
5	ILCH2892	7521 W 161ST PL	TINLEY PARK	IL	60477	COOK
6	ILCH2658	7546 NOTTINGHAM DR	TINLEY PARK	IL	60477	COOK
7	ILCH1669	16304 PARLIAMENT AVE	TINLEY PARK	IL	60477	COOK
8	ILCH1963	16311 66TH AVE	TINLEY PARK	IL	60477	COOK
9	ILCH2076	16632 PARKVIEW AVE	TINLEY PARK	IL	60477	COOK
10	ILCH1985	17545 S RIDGELAND AVE	TINLEY PARK	IL	60477	COOK



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Property of Cook County Clerk's Office

## LEGAL DESCRIPTIONS



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## EXHIBIT A-1

STREET ADDRESS: 6148 LAURA LN, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH1638

TAX PARCEL ID/APN: 28-29-107-005-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 5 IN BLOCK 5 IN WARREN J. PETERS LANCASTER HIGHLANDS UNIT NO. 3, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 22, 1968, AS DOCUMENT NO. 2423071.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 6618 PARKSIDE DR, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH1295

TAX PARCEL ID/APN: 28-30-204-080-0000

LOT 37 IN BLOCK 4 IN THE RESUBDIVISION OF PART OF PARKSIDE BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH THE 330 FEET OF THE WEST 330 FEET THERE OF) OF SECTION 30 TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 8, 1949 AS DOCUMENT NUMBER 14587876, IN COOK COUNTY ILLINOIS. PARCEL ID: 28-30-204-080-0000.

\*\*\*



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## EXHIBIT A-3

STREET ADDRESS: 7442 W 160TH ST, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH1892

TAX PARCEL ID/APN: 27-24-203-025-0000

LOT 31 IN BREMENTOWNE ESTATES UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 7445 159TH ST, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH1318

TAX PARCEL ID/APN: 27-24-203-011-0000

LOT 17 IN BREMEN TOWNE ESTATES UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 AND PART OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-5

STREET ADDRESS: 7521 W 161ST PL, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH2892

TAX PARCEL ID/APN: 27-24-207-006-0000

LOT 158 IN BREMENTOWNE ESTATES, UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 7546 NOTTINGHAM DR, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH2658

TAX PARCEL ID/APN: 27-24-405-020-0000

LOT 628 IN BREMEN-TOWN ESTATES UNIT 6 PAGES 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-7

STREET ADDRESS: 16304 PARLIAMENT AVE, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH1669

TAX PARCEL ID/APN: 27-24-308-006-0000

LOT 296 IN BREMENTOWNE ESTATES UNIT 6, PHASE 2, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24; ALSO OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24; OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-8

STREET ADDRESS: 16311 66TH AVE, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH1963

TAX PARCEL ID/APN: 28-19-413-017-0000

LOT 281 IN TINLEY TERRACE, UNIT 8, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL ID: 28-19-413-017-0000.

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## EXHIBIT A-9

STREET ADDRESS: 16632 PARKVIEW AVE, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH2076

TAX PARCEL ID/APN: 27-24-320-027-0000

LOT 34 IN PARKVIEW HOMES UNIT NO. 2, BEING A RESUBDIVISION OF PART OF LOTS 9, 10, 11, 12, 13 AND 14 AND PART OF VACATED PRINCETON AVENUE, IN BREMEN TOWNE ESTATES UNIT NO. 6, PHASE 2, IN THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED NOVEMBER 17, 1971 AS DOCUMENT 21715526, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-10

STREET ADDRESS: 17545 S RIDGELAND AVE, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH1985

TAX PARCEL ID/APN: 28-32-100-051-0000

LOT 23 (EXCEPT THE NORTH 35 FEET THEREOF) IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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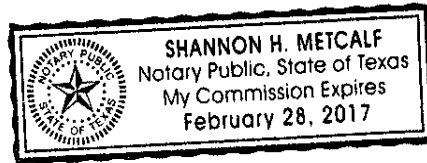
## STATEMENT BY GRANTOR AND GRANTEE

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: [Signature]  
Grantor or Agent

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

[Signature]  
Notary Public

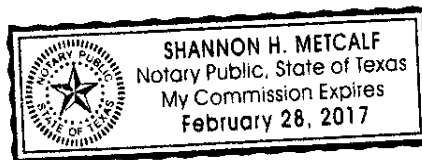


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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

[Signature]  
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.]