

6011

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

David E. Woods
Jones Day
77 West Wacker
Chicago, IL 60601

RETURN AFTER RECORDING TO:

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

SEND SUBSEQUENT TAX BILLS TO:

THR PROPERTY ILLINOIS, L.P.
c/o Invitation Homes
1717 Main St., Suite 2000
Dallas, TX 75201



Doc# 1712545037 Fee \$58.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/05/2017 09:51 AM PG: 1 OF 11

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-4/21/17*

Special Warranty Deed

THIS AGREEMENT, made April 28, 2017, between **2014-1 IH 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, 1717 Main St., Suite 2000, Dallas, TX 75201, a party of the first part, and **THR 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, 1717 Main St., Suite 2000, Dallas, TX 75201, 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.

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

4/25/17
CO

Bm

Cook
3

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.

2014-1 IH BORROWER L.P.,
a Delaware limited partnership

By: 2014-1 IH Borrower G.P. LLC,
a Delaware limited liability company,
its general partner

By: [Signature]
Name: Jonathan Olsen
Title: Senior Vice President and Managing Director

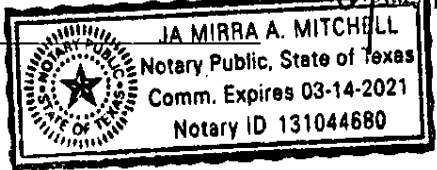
State of Texas, County of Dallas ss.

On this 19 day of April, 2017, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2014-1 IH Borrower G.P. LLC, a Delaware limited liability company, which entity is the general partner of **2014-1 IH BORROWER 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 **2014-1 IH BORROWER L.P.**, by himself in his authorized capacity as such officer as his free and voluntary act and deed and the free and voluntary act and deed of **2014-1 IH BORROWER L.P.**.

Witness my hand and official seal.

[Signature]
Notary public signature

Commission expires: _____



IL Special Warranty Deed

UNOFFICIAL COPY

State of Illinois

Documentary Transfer Tax Declaration – Not to be recorded

Instrument: Special Warranty Deed

Grantor: **2014-1 IH BORROWER L.P.**, a Delaware limited partnership

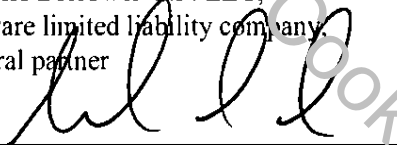
Grantee: **THR PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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).

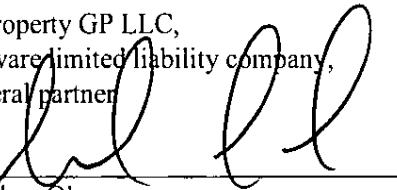
Grantor:
2014-1 IH BORROWER L.P.,
a Delaware limited partnership

By: 2014-1 IH Borrower G.P. LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Jonathan Olsen
Title: Senior Vice President and Managing Director

Grantee:
THR PROPERTY ILLINOIS, L.P.,
a Delaware limited partnership

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

By: 
Name: Jonathan Olsen
Title: Senior Vice President and Managing Director

Date: 4/28/17

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**COOK COUNTY
RECORDER OF DEEDS**

EXHIBIT "A"

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**COOK COUNTY
RECORDER OF DEEDS**

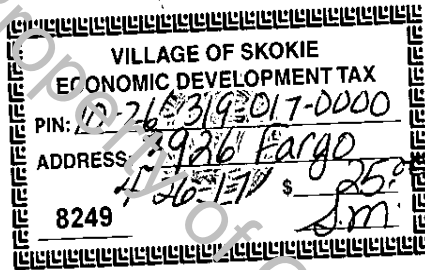
PROPERTY SCHEDULE

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Count	Property ID	Address	City	County	State	Zip Code
1	ILCH0407	3926 W FARGO	SKOKIE	COOK	IL	60076
2	ILCH0477	16154 OZARK AVE	TINLEY PARK	COOK	IL	60477
3	ILCH0562	17326 RIDGELAND AVE	TINLEY PARK	COOK	IL	60477
4	ILCH0017	6533 PINEPOINT DR	TINLEY PARK	COOK	IL	60477
5	ILCH0810	7512 170TH	TINLEY PARK	COOK	IL	60477
6	ILCH0541	923 BRISTOL	WESTCHESTER	COOK	IL	60154
7	ILCH0765	1109 HIGH ST.	WILLOW SPRINGS	COOK	IL	60480



UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS

LEGAL DESCRIPTIONS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A-1

STREET ADDRESS: 3926 W FARGO, SKOKIE, IL, 60076
COUNTY: COOK
CLIENT CODE: ILCH0407
TAX PARCEL ID/APN: 10-26-319-017-0000

LOT 18 IN BLOCK 1 IN THE ANTERRY SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 16154 OZARK AVE, TINLEY PARK, IL, 60477
COUNTY: COOK
CLIENT CODE: ILCH0477
TAX PARCEL ID/APN: 27-24-103-006-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 375 IN BREMENTOWNE ESTATES UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 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-3

STREET ADDRESS: 17326 RIDGELAND AVE, TINLEY PARK, IL, 60477
COUNTY: COOK
CLIENT CODE: ILCH0562
TAX PARCEL ID/APN: 28-30-414-031-0000 AND 28-30-414-032-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOTS 8 AND 9 IN BLOCK 2 IN DIAMOND ADDITION TO TINLEY PARK, A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-4

STREET ADDRESS: 6533 PINEPOINT DR, TINLEY PARK, IL, 60477
 COUNTY: COOK
 CLIENT CODE: ILCH0017
 TAX PARCEL ID/APN: 28-30-200-036-0000

LOT 20 IN BLOCK 11 IN PARKSIDE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 330 FEET OF THE WEST 330 FEET THEREOF) IN SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-5

STREET ADDRESS: 7512 170TH, TINLEY PARK, IL, 60477
 COUNTY: COOK
 CLIENT CODE: ILCH0310
 TAX PARCEL ID/APN: 27-25-210-016-0000

LOT 12 IN BLOCK 11 IN TINLEY HEIGHTS UNIT NUMBER 2, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 923 BRISTOL, WESTCHESTER, IL, 60154
 COUNTY: COOK
 CLIENT CODE: ILCH0541
 TAX PARCEL ID/APN: 15-16-416-007-0000

LOT 67 IN WILLIAM ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER IN THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-7

STREET ADDRESS: 1109 HIGH ST., WILLOW SPRINGS, IL, 60480
COUNTY: COOK
CLIENT CODE: ILCH0765
TAX PARCEL ID/APN: 18-33-426-001-0000

LOT NINE (9) BLOCK FIFTY-FIVE (55) IN MOUNT FOREST, A SUBDIVISION OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER (WEST OF LAND OF JOSEPH ABBITT) AND THE NORTHWEST QUARTER OF SECTION THIRTY-THREE (33) TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO, ST. LOUIS AND ALTON RAILROAD, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

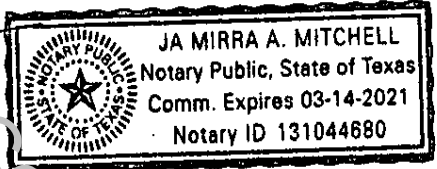
STATEMENT BY GRANTOR AND GRANTEE

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 April 19, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 19 day of April
2017.

[Signature]
Notary Public

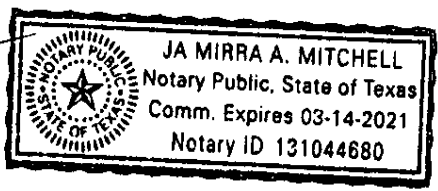


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 19, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 19 day of April
2017.

[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.]