

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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



1727529037

Doc# 1727529037 Fee \$86.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2017 10:53 AM PG: 1 OF 17

RETURN AFTER RECORDING TO:

OS National LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097

SEND SUBSEQUENT TAX BILLS TO:

2017-1 IH BORROWER L.P.
c/o Invitation Homes
1717 Main St., Suite 2000
Dallas, TX 75201

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] 9/10/17

Special Warranty Deed

THIS AGREEMENT, made September 6, 2017, between 2017-1 IH BORROWER L.P., now known as 2017-1 IH BORROWER L.P., by virtue of the Certificate of Amendment and Certificate of Correction attached hereto as Exhibit "B", 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 2017-1 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, 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.

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.



Exempt from review under Franklin Park document requirements pursuant to Paragraph A(1) of Section 7-20B-4 of the Franklin Park Village Code

Cook
DB

CCRD REVIEWER *[Signature]* 17pp
10 properties

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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.

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

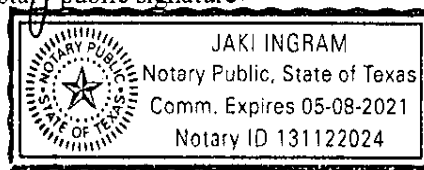
State of Texas, County of Dallas ss.

On this 11 day of Sept., 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/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 **2014-1 IH BORROWER L.P.**

Witness my hand and official seal.

Commission expires: 5/8/2021

Jaki Ingram
Notary public signature



IL Special Warranty Deed

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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, now known as 2017-1 IH BORROWER L.P., a Delaware limited partnership, by virtue of the Certificate of Amendment and Certificate of Correction

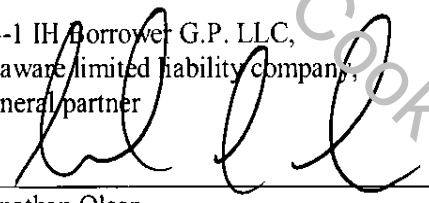
Grantee: **2017-1 IH BORROWER L.P.**, a Delaware limited partnership

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 FTAX-203 pursuant to 35 ILCS 200/31-45 (e).

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

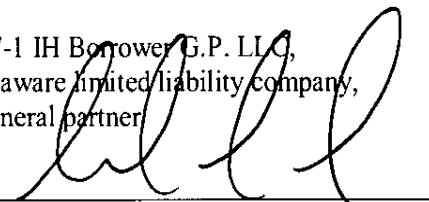
By: 2014-1 IH Borrower G.P. LLC,
a Delaware limited liability company,
its general partner

By: 

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

Grantee:
2017-1 IH BORROWER L.P.,
a Delaware limited partnership

By: 2017-1 IH Borrower G.P. LLC,
a Delaware limited liability company,
its general partner

By: 

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

Date: 9/5/17

Property of Cook County Clerk's Office

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**COOK COUNTY
RECORDER OF DEEDS**

EXHIBIT "A"

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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**COOK COUNTY
RECORDER OF DEEDS**

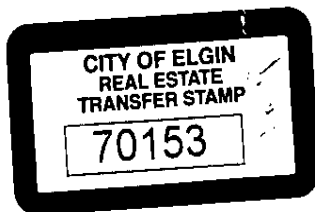
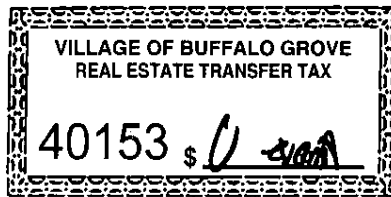
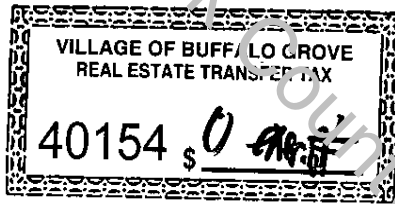
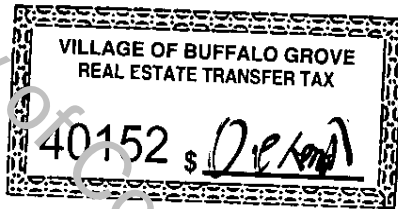
PROPERTY SCHEDULE

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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Count	File Number	Address	City	State	Zip Code	County
1	ILCH0522	3136 ELM AVE	BROOKFIELD	IL	60513	COOK
2	ILCH0233	164 GLENDALE RD	BUFFALO GROVE	IL	60089	COOK
3	ILCH0769	2 STRATHMORE	BUFFALO GROVE	IL	60089	COOK
4	ILCH0621	392 INDIAN HILL DR	BUFFALO GROVE	IL	60089	COOK
5	ILCH0275	128 LONGFORD	ELGIN	IL	60120	COOK
6	ILCH0774	333 BRITTANY TRL	ELGIN	IL	60120	COOK
7	ILCH0461	2639 ELDER LN	FRANKLIN PARK	IL	60131	COOK
8	ILCH0882	2916 25TH AVE	FRANKLIN PARK	IL	60131	COOK
9	ILCH0311	219 LINCOLN ST	GLENVIEW	IL	60025	COOK
10	ILCH0589	803 JUNIPER	GLENVIEW	IL	60025	COOK



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COOK COUNTY
RECORDS & CLERK
OFFICE

LEGAL DESCRIPTIONS

Property of Cook County Clerk's Office

COOK COUNTY
RECORDS & CLERK
OFFICE

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EXHIBIT A-1

STREET ADDRESS: 3136 ELM AVE, BROOKFIELD, IL, 60513
 COUNTY: COOK
 CLIENT CODE: ILCH0522
 TAX PARCEL ID/APN: 15-34-200-032-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 15 IN BLOCK 7 IN BROOKFIELD MANOR BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE RIGHT OF WAY OF SUBURBAN RAILROAD) IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 164 GLENDALE RD, BUFFALO GROVE, IL, 60089
 COUNTY: COOK
 CLIENT CODE: ILCH0233
 TAX PARCEL ID/APN: 03-04-109-023-0000

LOT 209 IN BUFFALO GROVE UNIT NUMBER 3, A SUBDIVISION IN THE NORTHWEST 4, OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1958 AS DOCUMENT NUMBER 17364385, IN BOOK 523, IN PAGE 13, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-3

STREET ADDRESS: 2 STRATHMORE, BUFFALO GROVE, IL, 60089
 COUNTY: COOK
 CLIENT CODE: ILCH0769
 TAX PARCEL ID/APN: 03-06-400-011-0000

LOT 2 AND THE 10 FEET OF LOTS 1 AND 3 ON BOTH SIDES OF THEIR COMMON LOT LINE IN STRATHMORE WEST, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1967 AS DOCUMENT NUMBER 20142938, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-4

STREET ADDRESS: 392 INDIAN HILL DR, BUFFALO GROVE, IL, 60089
 COUNTY: COOK
 CLIENT CODE: ILCH0621
 TAX PARCEL ID/APN: 03-05-121-013-0000

LOT 423 IN STRATHMORE IN BUFFALO GROVE UNIT 2, IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 08, 1968 AS DOCUMENT NUMBER 20400442, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-5

STREET ADDRESS: 128 LONGFORD, ELGIN, IL, 60120
 COUNTY: COOK
 CLIENT CODE: ILCH0275
 TAX PARCEL ID/APN: 06-17-102-006-0000

LOT 6 IN PARKWOOD EAST UNIT NUMBER 2, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1978 AS DOCUMENT NUMBER 24614508, AND THE CERTIFICATE OF CORRECTION THEREOF RECORDED OCTOBER 20, 1978 AS DOCUMENT NUMBER 2461207, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 333 BRITTANY TRL, ELGIN, IL, 60120
 COUNTY: COOK
 CLIENT CODE: ILCH0774
 TAX PARCEL ID/APN: 06-17-110-042-0000

LOT 76 IN COUNTRY TRAILS SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1990 AS DOCUMENT NUMBER 90423641 IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 2639 ELDER LN, FRANKLIN PARK, IL, 60131
 COUNTY: COOK
 CLIENT CODE: ILCH0461
 TAX PARCEL ID/APN: 12-28-407-040-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 34 IN BLOCK 10 IN WESTBROOK UNIT NO. 3, BEING MILLS AND SON'S SUBDIVISION OF THE EAST HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

EXHIBIT A-8

STREET ADDRESS: 2915 25TH AVE, FRANKLIN PARK, IL, 60131
 COUNTY: COOK
 CLIENT CODE: ILCH0882
 TAX PARCEL ID/APN: 12-28-225-021-0000

LOTS 36 AND 37 IN BLOCK 14 IN FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND EXCEPT THAT PART OF SAID EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER OF GRAND AVENUE OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-9

STREET ADDRESS: 219 LINCOLN ST, GLENVIEW, IL, 60025
 COUNTY: COOK
 CLIENT CODE: ILCH0311
 TAX PARCEL ID/APN: 09-12-413-009-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 22 IN BLOCK 12 IN HARLEM PARK SUBDIVISION NO. 2, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1926 AS DOCUMENT NUMBER 9390106 IN COOK COUNTY, ILLINOIS

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EXHIBIT A-10

STREET ADDRESS: 803 JUNIPER, GLENVIEW, IL, 60025
COUNTY: COOK
CLIENT CODE: ILCH0589
TAX PARCEL ID/APN: 05-31-305-078-0000

LOT 2 IN THE GERALD H. TABOR SUBDIVISION OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT "B"

CERTIFICATE OF AMENDMENT
AND
CERTIFICATE OF CORRECTION

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
 DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
 COPY OF THE CERTIFICATE OF CORRECTION OF "2014-1 IH BORROWER
 L.P.", FILED IN THIS OFFICE ON THE TWENTY-FIRST DAY OF APRIL,
 A.D. 2017, AT 4:28 O'CLOCK P.M.

Property of Cook County Clerk's Office



JWB
 Jeffrey W. Bullock, Secretary of State

5429857 8100
 SR# 20172710033

Authentication: 202422339
 Date: 04-24-17

You may verify this certificate online at corp.delaware.gov/authver.shtml

UNOFFICIAL COPY

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:28 PM 04/21/2017
FILED 04:28 PM 04/21/2017
SR 20132710433 - File Number 5429857

State of Delaware Certificate of Correction of a Limited Partnership to be filed pursuant to Section 17-213(a)

1. The name of the Limited Partnership is: 2014-1 IH Borrower L.P.

2. That a Certificate of Amendment to Certificate of Limited Partnership was filed by the Secretary of State of Delaware on April 4, 2017, and that said Certificate requires correction as permitted by Section 17-213 of the Limited Partnership Act.

3. The inaccuracy or defect of said Certificate to be corrected is as follows:
The wrong effective date was listed in paragraph three due to clerical error.
The new name and address of the general partner was erroneously left out.

4. The Certificate is hereby corrected to read as follows:
3. This Certificate of Amendment to Certificate of Limited Partnership shall be effective as of April 28, 2017.
4. The name and address of the general partner is 2017-1 IH Borrower G.P. LLC, c/o Invitation Homes, 1717 Main Street, Suite 2000, Dallas TX 75201

By: 2017-1 IH BORROWER G.P. LLC
General Partner(s)

Name: /s/ Jonathan Olsen, Authorized Person
Print or Type

UNOFFICIAL COPY

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "2014-1 IH BORROWER L.P.", CHANGING ITS NAME FROM "2014-1 IH BORROWER L.P." TO "2017-1 IH BORROWER L.P.", FILED IN THIS OFFICE ON THE FOURTH DAY OF APRIL, A.D. 2017, AT 5:17 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF AMENDMENT IS THE TWENTY-SEVENTH DAY OF APRIL, A.D. 2017.



Jeffrey W. Bullock
 Jeffrey W. Bullock, Secretary of State

5429857 8100
 SR# 20172251961

Authentication: 202336848
 Date: 04-06-17

You may verify this certificate online at corp.delaware.gov/authver.shtml

UNOFFICIAL COPY

State of Delaware
Secretary of State
Division of Corporations
Delivered 05:17 PM 04/04/2017
FILED 05:17 PM 04/04/2017
SR 20172251961 - File Number 5429657

CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF
2014-1 IH Borrower L.P.


THIS Certificate of Amendment to Certificate of Limited Partnership of 2014-1 IH Borrower L.P. (the "Partnership"), dated as of April 4, 2017, is being duly executed and filed by the undersigned, as general partner, in accordance with the provisions of 6 Del. C. §§ 17-202 and 17-204, to amend the original Certificate of Limited Partnership of the Partnership, which was filed with the Secretary of State of the State of Delaware on November 8, 2013 (the "Certificate").

1. Name. The name of the limited partnership is 2014-1 IH Borrower L.P.
2. Amendment. The Certificate is hereby amended by changing the name of the Partnership to 2017-1 IH Borrower L.P. and all such references in the Certificate are hereby amended accordingly.
3. This Certificate of Amendment to Certificate of Limited Partnership shall be effective as of April 27, 2017.

IN WITNESS WHEREOF, the undersigned, being the sole general partner of the Partnership, has executed this Certificate of Amendment to the Certificate of Limited Partnership as of the date first-above written.

By: 2017-1 IH Borrower G.P. LLC, as general partner

By: _____



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

UNOFFICIAL COPY

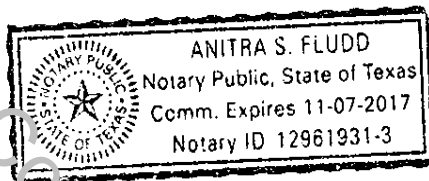
STATEMENT BY GRANTOR AND GRANTEE

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 September 6, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 6th day of September
2017.

[Signature]
Notary Public

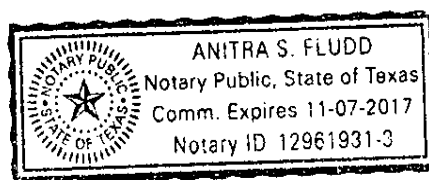


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 6, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 6th day of September
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.]