

12/14

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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



Doc# 1733429019 Fee \$86.00

RETURN AFTER RECORDING TO:

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

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2017 10:34 AM PG: 1 OF 17

SEND SUBSEQUENT TAX BILLS TO:

THR PROPERTY ILLINOIS, L.P.
c/o Invitation Homes
1717 Main St., Ste. 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] 11/6/17

THE TITLE TO THIS PROPERTY WAS NOT EXAMINED BY THE ATTORNEYS WHO PREPARED THIS DEED, AND SAID ATTORNEYS HAVE NOT EXPRESSED ANY OPINION ABOUT THE TITLE TO THE PROPERTY OR THE LEGAL DESCRIPTION OF THE PROPERTY CONTAINED IN THIS DEED.

Special Warranty Deed

THIS AGREEMENT, made November 9, 2017, between **2017-2 IH BORROWER LP**, 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, as successor by merger with 2014-2 IH Borrower L.P. and 2014-3 IH Borrower L.P., by virtue of the Certificate of Merger attached hereto as Exhibit "B", with offices at c/o Invitation Homes, 1717 Main St., Suite 2000, Dallas, TX 75201, 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.

Cook 8

[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.

2017-2 IH BORROWER LP,
a Delaware limited partnership

By: Jonathan Olsen
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.

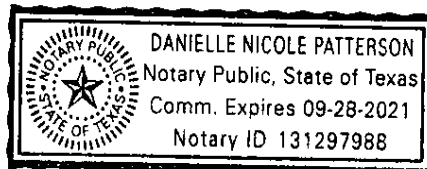
On this 2 day of November 2017, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2017-2 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2017-2 IH BORROWER LP**, a Delaware limited partnership, 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 **2017-2 IH BORROWER LP**, 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 **2017-2 IH BORROWER LP**.

Witness my hand and official seal.

Danielle Nicole Patterson
Notary public signature

Commission expires: 09-28-2021

IL Special Warranty Deed



UNOFFICIAL COPY

State of Illinois

Documentary Transfer Tax Declaration – Not to be recorded

Instrument: Special Warranty Deed

Grantor: **2017-2 IH BORROWER LP**, a Delaware limited partnership, as successor by merger with 2014-2 IH Borrower L.P. and 2014-3 IH Borrower L.P.

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

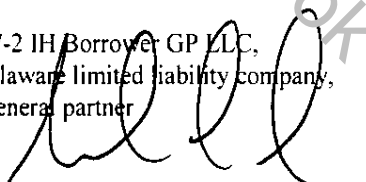
Legal Description: See Exhibit "A" annexed to the Instrument

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:

2017-2 IH BORROWER LP,
a Delaware limited partnership,
as successor by merger with
2014-2 IH Borrower L.P. and
2014-3 IH Borrower L.P.

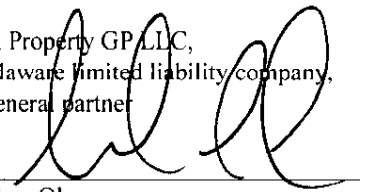
By: 2017-2 IH Borrower GP LLC,
a Delaware limited liability company,
its general partner

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: 11/03/2017

Property of Cook County Clerk's Office

UNOFFICIAL COPY

COOK COUNTY
REGISTRAR OF DEEDS

COOK COUNTY
REGISTRAR OF DEEDS

Property of Cook County Clerk's Office

EXHIBIT "A"

COOK COUNTY
REGISTRAR OF DEEDS

COOK COUNTY
REGISTRAR OF DEEDS

COOK COUNTY
REGISTRAR OF DEEDS

UNOFFICIAL COPY

COOK COUNTY
REGISTER OF DEEDS

COOK COUNTY
REGISTER OF DEEDS

PROPERTY SCHEDULE

COOK COUNTY
REGISTER OF DEEDS

COOK COUNTY
REGISTER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Count	File Number	Address	City	State	Zip	County
1	ILCH3565	414 CHAUCER CT	SCHAUMBURG	IL	60193	COOK
2	ILCH1073	419 BRISTOL LN	SCHAUMBURG	IL	60194	COOK
3	ILCH0800	2000 CENTRAL	ROLLING MEADOWS	IL	60008	COOK
4	ILCH0041	3707 WILKE RD	ROLLING MEADOWS	IL	60008	COOK
5	ILCH0823	3905 BLUEBIRD LN	ROLLING MEADOWS	IL	60008	COOK
6	ILCH1414	3945 FARGO	SKOKIE	IL	60076	COOK
7	ILCH0099	4033 GREMLEY AVE	SCHILLER PARK	IL	60176	COOK
8	ILCH1261	5051 WRIGHT TER	SKOKIE	IL	60077	COOK
9	ILCH1028	8241 LOWELL AVE.	SKOKIE	IL	60076	COOK
10	ILCH0792	9614 LOWELL AVE	SKOKIE	IL	60076	COOK

VILLAGE OF SCHAUMBURG
 REAL ESTATE TRANSFER TAX
 32997 \$ ~~0~~

VILLAGE OF SCHAUMBURG
 REAL ESTATE TRANSFER TAX
 32998 \$ ~~0~~

CITY OF ROLLING MEADOWS, IL
 REAL ESTATE TRANSFER STAMP
 DATE 11/20/17 \$ 50.00
 ADDRESS 3707 Wilke Rd
 13683 Initial DU

CITY OF ROLLING MEADOWS, IL
 REAL ESTATE TRANSFER STAMP
 DATE 11/20/17 \$ 50.00
 ADDRESS 3500 Bluebird Ln
 13681 Initial DU

CITY OF ROLLING MEADOWS, IL
 REAL ESTATE TRANSFER STAMP
 DATE 11/20/17 \$ 50.00
 ADDRESS 2000 Central Rd
 13680 Initial DU

VILLAGE OF SKOKIE
 ECONOMIC DEVELOPMENT TAX
 PIN: 10-26-321-001-0000
 ADDRESS: 3945 Fargo
 8966 11/10/17 \$ 25.00 SL

VILLAGE OF SKOKIE
 ECONOMIC DEVELOPMENT TAX
 PIN: 10-21-527-003-0000
 ADDRESS: 5051 Wright Ter
 8970 11/10/17 \$ 25.00 SL

VILLAGE OF SKOKIE
 ECONOMIC DEVELOPMENT TAX
 PIN: 10-22-407-046-0000
 ADDRESS: 8241 Lowell
 8968 11/10/17 \$ 25.00 SL

VILLAGE OF SKOKIE
 ECONOMIC DEVELOPMENT TAX
 PIN: 10-10-420-028-0000
 ADDRESS: 9614 Lowell
 8971 11/10/17 \$ 25.00 SL

UNOFFICIAL COPY

COOK COUNTY
REGISTRAR OF DEEDS

COOK COUNTY
REGISTRAR OF DEEDS

LEGAL DESCRIPTIONS

COOK COUNTY
REGISTRAR OF DEEDS

COOK COUNTY
REGISTRAR OF DEEDS

COOK COUNTY
REGISTRAR OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A-1

STREET ADDRESS: 414 CHAUCER CT, SCHAUMBURG, IL 60193

COUNTY: COOK

CLIENT CODE: ILCH3565

TAX PARCEL ID/APN: 07-28-211-013-0000

LOT 14453 IN WEATHERFIELD SECTION 2 OF UNIT NUMBER 14, BEING A SUBDIVISION IN SECTION 27 AND SECTION 28, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON FEBRUARY 10, 1969 AS DOCUMENT NUMBER 20753056, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 419 BRISTOL LN, SCHAUMBURG, IL 60194

COUNTY: COOK

CLIENT CODE: ILCH1073

TAX PARCEL ID/APN: 07-16-311-001

LOT 1070 IN STRATHMORE, SCHAUMBURG, UNIT NUMBER XIII, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1972 AS DOCUMENT # 22047860, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-3

STREET ADDRESS: 2000 CENTRAL, ROLLING MEADOWS, IL 60008

COUNTY: COOK

CLIENT CODE: ILCH0800

TAX PARCEL ID/APN: 02-36-417-048-0000

LOT 2647 IN ROLLING MEADOWS UNIT 17, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 3707 WILKE RD, ROLLING MEADOWS, IL 60008

COUNTY: COOK

CLIENT CODE: ILCH0041

TAX PARCEL ID/APN: 02-36-404-059-0000

LOT 2320 IN ROLLING MEADOWS UNIT # 15, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 28, 1956 AS DOCUMENT #16766264 IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-5

STREET ADDRESS: 3905 BLUEBIRD LN, ROLLING MEADOWS, IL 60008

COUNTY: COOK

CLIENT CODE: ILCH0823

TAX PARCEL ID/APN: 02-36-415-022-0000

LOT 2442 IN ROLLING MEADOWS UNIT NO. 17, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1957 AS DOCUMENT 17072301, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 3945 FARGO SKOKIE, IL 60076

COUNTY: COOK

CLIENT CODE: ILCH1414

TAX PARCEL ID/APN: 10-26-321-001-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 1 IN BLOCK 4 IN ANTERRY SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THAT PART TAKEN FOR STREETS) OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-7

STREET ADDRESS: 4033 GREMLEY AVE, SCHILLER PARK, IL 60176

COUNTY: COOK

CLIENT CODE: ILCH0099

TAX PARCEL ID/APN: 12-15-322-004-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 17 IN BLOCK 2 IN DIMUCCI'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT DOCUMENT 1300627, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 5051 WRIGHT TER, SKOKIE, IL 60077

COUNTY: COOK

CLIENT CODE: ILCH1261

TAX PARCEL ID/APN: 10-21-227-003-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 35 IN COLBY'S SKOKIE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 3/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF WEST LINE OF RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-9

STREET ADDRESS: 8241 LOWELL AVE., SKOKIE, IL 60076

COUNTY: COOK

CLIENT CODE: ILCH1028

TAX PARCEL ID/APN: 10-22-409-046-0000

LOT 194 AND THE NORTH 13 FEET OF LOT 195 IN KRENN AND DATO'S MAIN-KOSTNER SUBDIVISION OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4, AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 9614 LOWELL AVE, SKOKIE, IL 60076

COUNTY: COOK

CLIENT CODE: ILCH0792

TAX PARCEL ID/APN: 10-10-420-028-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 40 IN KRENN AND DATO'S SECOND NILES EVANSTON ADDITION, BEING A SUBDIVISION OF THAT PART LYING SOUTHEASTERLY OF NILES CENTER ROAD OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

COOK COUNTY
DEPARTMENT OF RECORDS

COOK COUNTY
DEPARTMENT OF RECORDS

COOK COUNTY
DEPARTMENT OF RECORDS

Property of Cook County Clerk's Office

EXHIBIT "B"

COOK COUNTY
DEPARTMENT OF RECORDS

COOK COUNTY
DEPARTMENT OF RECORDS

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 MERGER, WHICH MERGES:

"2014-2 IH BORROWER L.P.", A DELAWARE LIMITED PARTNERSHIP,

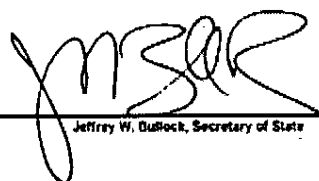
"2014-3 IH BORROWER L.P.", A DELAWARE LIMITED PARTNERSHIP,

WITH AND INTO "2017-2 IH BORROWER LP" UNDER THE NAME OF

"2017-2 IH BORROWER LP", A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE NINTH DAY OF NOVEMBER, A.D.

2017, AT 10:01 O`CLOCK A.M.




 Jeffrey W. Bullock, Secretary of State

6527920 8100M
 SR# 20177009992

Authentication: 203544243
 Date: 11-09-17

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

UNOFFICIAL COPY

State of Delaware
 Secretary of State
 Division of Corporations
 Delivered 10:01 AM 11/09/2017
 FILED 10:01 AM 11/09/2017
 SR 20177009992 - File Number 6527920

CERTIFICATE OF MERGER*of*

2014-2 IH BORROWER L.P.
 (a Delaware limited partnership)

and

2014-3 IH BORROWER L.P.
 (a Delaware limited partnership)

into

2017-2 IH BORROWER LP
 (a Delaware limited partnership)

November 9, 2017

The undersigned limited partnership, formed and existing under and by virtue of the Delaware Revised Uniform Limited Partnership Act, 6 Del.C. § 17-101, et seq. (the "Act"), hereby certifies:

FIRST: The name, jurisdiction of formation or organization and type of entity of each of the constituent entities which is to merge are as follows:

<u>Name</u>	<u>Jurisdiction of Formation or Organization</u>	<u>Type of Entity</u>
2014-2 IH Borrower L.P.	Delaware	Limited Partnership
2014-3 IH Borrower L.P.	Delaware	Limited Partnership
2017-2 IH Borrower LP	Delaware	Limited Partnership

SECOND: An Agreement and Plan of Merger has been approved and executed by 2014-2 IH Borrower L.P., 2014-3 IH Borrower L.P. and 2017-2 IH Borrower LP.

THIRD: The name of the surviving Delaware limited partnership is 2017-2 IH Borrower LP.

FOURTH: The merger of 2014-2 IH Borrower L.P. and 2014-3 IH Borrower L.P. into 2017-2 IH Borrower LP shall be effective upon the filing of this Certificate of Merger with the Secretary of State of the State of Delaware.

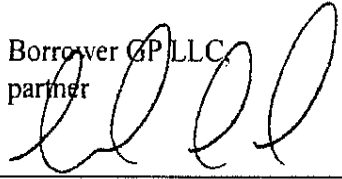
FIFTH: The executed Agreement and Plan of Merger is on file at the principal place of business of the surviving limited partnership. The address of the principal place of business of the surviving limited partnership is 1717 Main Street, Suite 2000, Dallas, TX 75201.

UNOFFICIAL COPY

SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of 2014-2 IH Borrower L.P., 2014-3 IH Borrower L.P. or 2017-2 IH Borrower LP.

2017-2 IH BORROWER LP

By: 2017-2 IH Borrower GP LLC,
its general partner



By:

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

Property of Cook County Clerk's Office

COOK COUNTY
RECORDS & CLERK

COOK COUNTY
RECORDS & CLERK

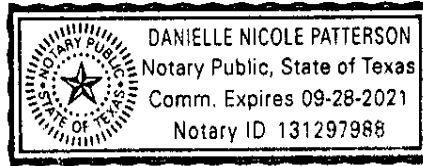
UNOFFICIAL COPY

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 November 3, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 3 day of November
2017.

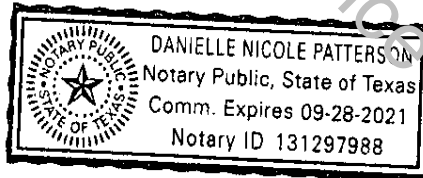


[Signature]
Notary Public

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 November 3, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 3 day of November
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.]