

14-14

# 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. 200  
Duluth, GA 30097

**SEND SUBSEQUENT TAX BILLS TO:**

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



Doc# 1733429021 Fee \$80.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2017 10:38 AM PG: 1 OF 16

**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).

*[Handwritten signature]* 11/16/17

**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 hereto



**Real Estate Transfer Approved**

Initials [Signature] Date 11/22/17

VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

*[Handwritten initials]*

Cook 10

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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.

**2017-2 IH BORROWER LP,**  
a Delaware limited partnership

By: 2017-2 IH Borrower GP 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.

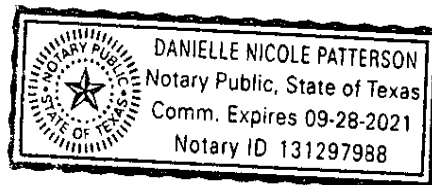
On this 2 day of November 2017, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2017-2 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2017-2 IH BORROWER LP**, a Delaware limited partnership,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

[Signature]  
Notary public signature

Commission expires: 09-28-2021

IL Special Warranty Deed



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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

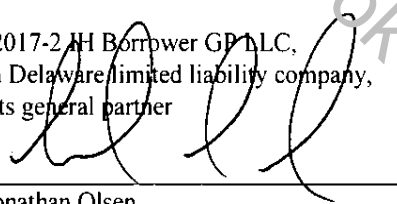
Legal Description: See Exhibit "A" annexed to the Instrument

**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

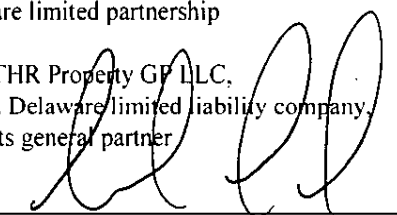


By: \_\_\_\_\_  
Name: Jonathan Olsen  
Title: Senior Vice President and Managing Director

**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

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COOK COUNTY  
RECORDS & CLERK'S OFFICE

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Property of Cook County Clerk's Office

## EXHIBIT "A"

COOK COUNTY  
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COOK COUNTY  
RECORDS & CLERK'S OFFICE

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COOK COUNTY  
REGISTER OF DEEDS  
COOK COUNTY, ILLINOIS  
PROPERTY OF DEEDS

COOK COUNTY  
REGISTER OF DEEDS

Property of Cook County Clerk's Office

## PROPERTY SCHEDULE

COOK COUNTY  
REGISTER OF DEEDS  
COOK COUNTY, ILLINOIS  
PROPERTY OF DEEDS  
COOK COUNTY  
REGISTER OF DEEDS  
COOK COUNTY, ILLINOIS  
PROPERTY OF DEEDS  
COOK COUNTY  
REGISTER OF DEEDS  
COOK COUNTY, ILLINOIS  
PROPERTY OF DEEDS  
COOK COUNTY  
REGISTER OF DEEDS

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Count	File Number	Address	City	State	Zip	County
1	ILCH0494	141 MILLBROOK LN	WILMETTE	IL	60091	COOK
2	ILCH0333	245 CINDY LN	WHEELING	IL	60090	COOK
3	ILCH2390	513 S NOLTON AVE	WILLOW SPRINGS	IL	60480	COOK
4	ILCH0917	6415 163RD PL	TINLEY PARK	IL	60477	COOK
5	ILCH0785	6625 PARKSIDE DR.	TINLEY PARK	IL	60477	COOK
6	ILCH0473	7621 161ST ST	TINLEY PARK	IL	60477	COOK
7	ILCH0859	18160 GOESEL DR	TINLEY PARK	IL	60487	COOK

Village of Wilmette  
 Real Estate Transfer Tax  
 Exempt - 11844  
 EXEMPT  
 NOV 10 2017  
 Issue Date \_\_\_\_\_

COOK COUNTY  
 DEPARTMENT OF CLERK & RECORDS  
 CLERK'S OFFICE  
 COOK COUNTY  
 DEPARTMENT OF CLERK & RECORDS  
 CLERK'S OFFICE  
 COOK COUNTY  
 DEPARTMENT OF CLERK & RECORDS  
 CLERK'S OFFICE

COOK COUNTY  
 DEPARTMENT OF CLERK & RECORDS  
 CLERK'S OFFICE

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COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

## LEGAL DESCRIPTIONS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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## EXHIBIT A-1

STREET ADDRESS: 141 MILLBROOK LN, WILMETTE, IL 60091

COUNTY: COOK

CLIENT CODE: ILCH0494

TAX PARCEL ID/APN: 05-31-415-021-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 28 IN MILLER BUILDERS WILSHIRE ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 245 CINDY LN, WHEELING, IL 60090

COUNTY: COOK

CLIENT CODE: ILCH0333

TAX PARCEL ID/APN: 03-10-208-014-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 35 IN BLOCK 2, IN DUNHURST SUBDIVISION, UNIT NO. 2, PART OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, 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 JUNE 17, 1955 AS DOCUMENT NO. LR1602023, IN COOK COUNTY, ILLINOIS.

\*\*\*



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## EXHIBIT A-3

STREET ADDRESS: 513 S NOLTON AVE, WILLOW SPRINGS, IL 60480

COUNTY: COOK

CLIENT CODE: ILCH2390

TAX PARCEL ID/APN: 18-33-420-023-0000

LOT 16 ALONG WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT IN BLOCK 48 IN MOUNT FOREST, SAID MOUNT FOREST BEING A SUBDIVISION OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 6415 163RD PL, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH0917

TAX PARCEL ID/APN: 28-19-417-015-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 363 IN TINLEY TERRACE UNIT NO. 9, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

\*\*\*

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## EXHIBIT A-5

STREET ADDRESS: 6625 PARKSIDE DR., TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH0785

TAX PARCEL ID/APN: 28-30-205-050-0000

LOT 8 IN BLOCK 5 IN THE RESUBDIVISION OF PART OF PARKSIDE BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 330 FEET OF THE WEST 330 FEET THEREOF) OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 7621 161ST ST TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: ILCH0473

TAX PARCEL ID/APN: 27-24-106-004-0000

LOT 273 IN BREMENSTONE ESTATES UNIT 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.

\*\*\*

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EXHIBIT A-7

STREET ADDRESS: 18160 GOESEL DR, TINLEY PARK, IL 60487

COUNTY: COOK

CLIENT CODE: ILCH0859

TAX PARCEL ID/APN: 27-35-313-005-0000

LOT 183 IN TOWNE POINTE SINGLE FAMILY UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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COOK COUNTY

CLERK OF COURTS

COOK COUNTY

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COOK COUNTY

CLERK OF COURTS

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COOK COUNTY  
REGISTER OF DEEDS

COOK COUNTY  
REGISTER OF DEEDS

Property of Cook County Clerk's Office  
**EXHIBIT "B"**

COOK COUNTY  
REGISTER OF DEEDS

COOK COUNTY  
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COOK COUNTY  
REGISTER OF DEEDS

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# Delaware

The First State

Page 1

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,

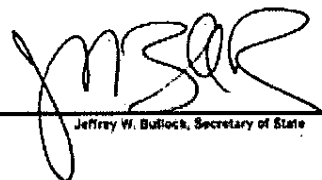
WITH AND INTO "2017-2 IH BORROWER LP" UNDER THE NAME OF  
 "2017-2 IH BORROWER LP", A LIMITED PARTNERSHIP ORGANIZED AND  
 EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED  
 AND FILED IN THIS OFFICE ON THE NINTH DAY OF NOVEMBER, A.D.

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



6527920 8100M  
 SR# 20177009992

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

  
 Jeffrey W. Bullock, Secretary of State

Authentication: 203544243  
 Date: 11-09-17

**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

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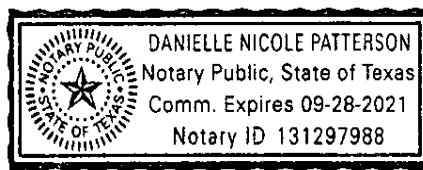
## STATEMENT BY GRANTOR AND GRANTEE

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 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

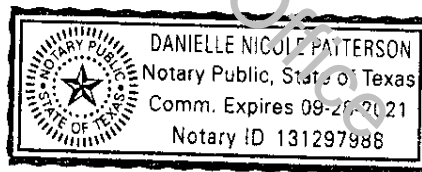


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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