

2017
UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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



Doc# 1734529009 Fee \$62.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS


DATE: 12/11/2017 10:01 AM PG: 1 OF 13

RETURN AFTER RECORDING TO:

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

SEND SUBSEQUENT TAX BILLS TO:

2017-2 IH BORROWER LP
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).  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.

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX **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 **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, 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.

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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.

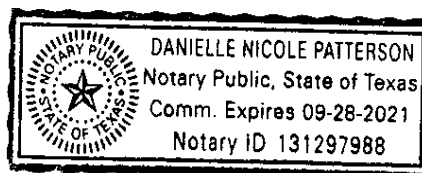
On this 2 day of November, 2017, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2017-2 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2017-2 IH BORROWER LP**, a Delaware limited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

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:

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: 

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

Date: 11-02-2017

Property of Cook County Clerk's Office

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COOK COUNTY
RECORDER OF DEEDS

EXHIBIT "A"

COOK COUNTY
RECORDER OF DEEDS

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COOK COUNTY
RECORDER OF DEEDS

PROPERTY SCHEDULE

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COOK COUNTY
RECORDER OF DEEDS

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Count	File Number	Address	City	State	Zip	County
1	ILCH0835-1	7625 LATROBE AVE	BURBANK	IL	60459	COOK

COOK COUNTY
RECORDER OF DEEDS

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LEGAL DESCRIPTIONS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A-1

STREET ADDRESS: 7625 LATROBE AVE, BURBANK, IL 60459

COUNTY: COOK

CLIENT CODE: ILCH0835-1

TAX PARCEL ID/APN: 19-28-311-010-0000 & 19-28-311-011-0000

LOTS 12 AND 13 AND THAT PART OF VACATED 76TH PLACE SHOWN IN ORDINANCE NO. 7-1-91-89 RECORDED AS DOCUMENT NUMBER 89226417, IN BLOCK 9 (EXCEPTING THEREFROM THE SOUTH 13 FEET OF THE NORTH 1/2 OF VACATED 76TH PLACE AS DEED TO BURBANK PARK DISTRICT IN DEED RECORDED AS DOCUMENT 00432085), ALL IN KEYSTONE ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

EXHIBIT "B"

COOK COUNTY
RECORDER OF DEEDS

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Delaware

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
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

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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.

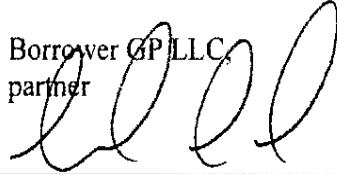
FIFTH: The executed Agreement and Plan of Merger is on file at the principal place of business of the surviving limited partnership. The address of the principal place of business of the surviving limited partnership is 1717 Main Street, Suite 2000, Dallas, TX 75201.

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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

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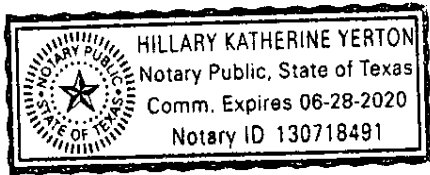
STATEMENT BY GRANTOR AND GRANTEE

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 9, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 3rd day of November
2017



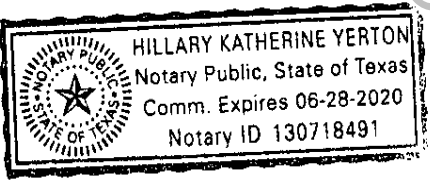
[Signature]
Notary Public

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 9, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 3rd 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.]