

3047

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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



\*1734529010\*

Doc# 1734529010 Fee \$86.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/11/2017 10:55 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:

2017-2 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). *[Signature]* 12/6/17

**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 **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: *[Signature]*

See Exhibit "A" attached hereto and incorporated herein.

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

Date: 11-02-2017

REAL ESTATE TRANSFER TAX		11-Dec-2017
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

13-29-421-006-0000 | 20171101656822 | 0-602-342-432

REAL ESTATE TRANSFER TAX		11-Dec-2017
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00

13-29-421-006-0000 | 20171101656822 | 2-104-662-048

\* Total does not include any applicable penalty or interest due.

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

State of Texas, County of Dallas ss.

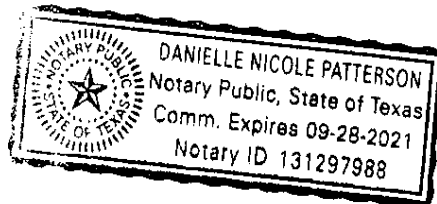
On this 2 day of November, 2017, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2017-2 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2017-2 IH BORROWER LP**, a Delaware limited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

EXHIBIT "A"

COOK COUNTY  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

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COOK COUNTY  
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## PROPERTY SCHEDULE

COOK COUNTY  
RECORDER OF DEEDS

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RECORDER OF DEEDS

Property of Cook County Clerk's Office

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Count	File Number	Address	City	State	Zip	County
1	ILCH0591-1	2542 N MANGO AVE	CHICAGO	IL	60639	COOK
2	ILCH1766-1	2741 N MELVINA ST	CHICAGO	IL	60639	COOK
3	ILCH0889-1	3657 W 59TH PL	CHICAGO	IL	60629	COOK
4	ILCH0890-1	3716 W 54TH ST	CHICAGO	IL	60632	COOK
5	ILCH0228-1	3817 N NOTTINGHAM AVE	CHICAGO	IL	60634	COOK
6	ILCH1673-1	4143 N AUSTIN AVE	CHICAGO	IL	60634	COOK
7	ILCH1119-1	4426 N. MAJOR AVE.	CHICAGO	IL	60630	COOK
8	ILCH1285-1	5155 S NEWLAND AVE	CHICAGO	IL	60638	COOK
9	ILCH2081-1	5311 S MELVINA AVE	CHICAGO	IL	60638	COOK
10	ILCH0918-1	6531 S KOSTNER AVE	CHICAGO	IL	60629	COOK

COOK COUNTY  
RECORDER OF DEEDS

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RECORDER OF DEEDS

LEGAL DESCRIPTIONS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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## EXHIBIT A-1

STREET ADDRESS: 2542 N MANGO AVE, CHICAGO, IL 60639

COUNTY: COOK

CLIENT CODE: ILCH0591-1

TAX PARCEL ID/APN: 13-29-421-006-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 304 IN THE FOURTH ADDITION TO FULLERTON CENTRAL MANOR, A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1930 AS DOCUMENT 10749728, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 2741 N MELVINA ST, CHICAGO, IL 60639

COUNTY: COOK

CLIENT CODE: ILCH1766-1

TAX PARCEL ID/APN: 13-29-304-003-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE NORTH 33.5 FEET OF THE SOUTH 67 FEET OF LOT 46 IN TITLEY'S DIVERSEY AVENUE SUBDIVISION OF LOT 4 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF) AND OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF) OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-3

STREET ADDRESS: 3657 W 59TH PL, CHICAGO, IL 60629

COUNTY: COOK

CLIENT CODE: ILCH0889-1

TAX PARCEL ID/APN: 19-14-307-001-0000

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 2 IN MESSENGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 3716 W 54TH ST, CHICAGO, IL 60632

COUNTY: COOK

CLIENT CODE: ILCH0890-1

TAX PARCEL ID/APN: 19-11-323-025-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 25 AND THE EAST 11 1/2 FEET OF LOT 26 IN BLOCK 3 IN NORTH CHICAGO LAWN, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD) OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-5

STREET ADDRESS: 3817 N NOTTINGHAM AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH0228-1

TAX PARCEL ID/APN: 13-19-111-015-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 31 AND THE SOUTH 12-1/2 FEET OF LOT 32 IN BLOCK 6 IN UTITZ AND HEIMANN'S IRVING PARK BOULEVARD ADDITION, BEING A SUBDIVISION OF THE N 1/2 OF THE NW 1/4 OF SECTION 19 (EXCEPT THE EAST FORTY ACRES THEREOF) AND THAT PART OF THE WEST 1674.1 FEET LYING SOUTH OF THE ROAD OF THE SW 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 4143 N AUSTIN AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: ILCH1673-1

TAX PARCEL ID/APN: 13-17-413-006-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 35 IN THE BLOCK 12 IN MCINTOSH BROTHERS IRVING PARK BOULEVARD ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-7

STREET ADDRESS: 4426 N. MAJOR AVE., CHICAGO, IL 60630

COUNTY: COOK

CLIENT CODE: ILCH1119-1

TAX PARCEL ID/APN: 13-17-230-026-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 77 IN WILLIAM H. BRITIGAN'S SECOND ADDITION TO PORTAGE PARK IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-8

STREET ADDRESS: 5155 S NEWLAND AVE, CHICAGO, IL 60638

COUNTY: COOK

CLIENT CODE: ILCH1285-1

TAX PARCEL ID/APN: 19-07-304-059-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 25 AND THE SOUTH 5 FEET OF LOT 26 IN BLOCK 28 IN F.H. BARTLETT'S THIRD ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD IN COOK COUNTY ILLINOIS.

\*\*\*

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## EXHIBIT A-9

STREET ADDRESS: 5311 S MELVINA AVE, CHICAGO, IL 60638

COUNTY: COOK

CLIENT CODE: ILCH2081-1

TAX PARCEL ID/APN: 19-08-320-054-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE NORTH 1/3 OF LOT 42 AND ALL OF LOT 43 IN BLOCK 14, IN BARTLETT HIGHLANDS BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE EAST 1/2 THEREOF) OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-10

STREET ADDRESS: 6531 S KOSTNER AVE, CHICAGO, IL 60629

COUNTY: COOK

CLIENT CODE: ILCH0918-1

TAX PARCEL ID/APN: 19-22-226-011-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 30 IN PRINCE BUILDERS SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, 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

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER 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 L.P.", 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)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

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.

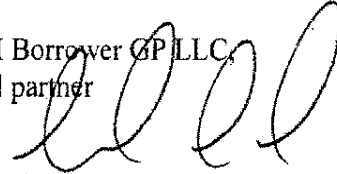
# UNOFFICIAL COPY

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

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**



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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

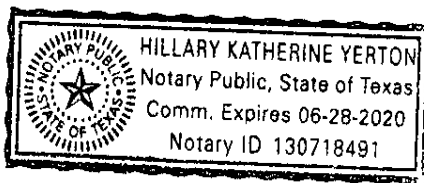
Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_

this 3rd day of November  
2017.



*[Handwritten 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

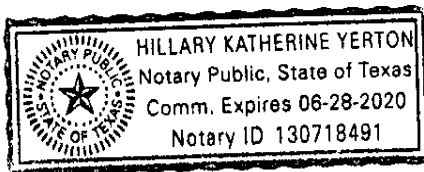
Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_

this 3rd day of November  
2017.



*[Handwritten 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.]