

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Patrick W. Walsh
Attorney at Law
53 Ogden Avenue
Clarendon Hills, IL 60514

RETURN AFTER RECORDING TO:

OS National LLC
3097 Satellite Blvd.
Building 700, Ste. 400
Duluth, GA 30096

SEND SUBSEQUENT TAX BILLS TO:

IH2 PROPERTY ILLINOIS, L.P.
c/o Invitation Homes
1717 Main St., Ste. 2000
Dallas, TX 75201



Doc# 1814519018 Fee \$86.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/25/2018 10:06 AM PG: 1 OF 18

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). *CD 5/24/18*

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 May 8, 2018, between 2018-2 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 2015-1 IH2 Borrower L.P. and 2015-2 IH2 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 **IH2 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.

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

CCRD REVIEW *AB*

Ch2

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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.

2018-2 IH BORROWER LP,
a Delaware limited partnership

By: 2018-2 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.

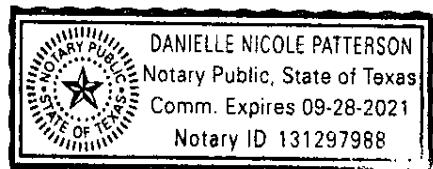
On this 30 day of April, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-2 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-2 IH BORROWER LP**, a Delaware limited partnership, 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 **2018-2 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 **2018-2 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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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.



REAL ESTATE TRANSFER TAX 25-May-2018

| | | |
|---|----------|--------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

24-12-402-041-0000 | 20180501681155 | 0-124-794-144

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

REAL ESTATE TRANSFER TAX 25-May-2018

| | | | |
|--|--|-----------|------|
|  |  | COUNTY: | 0.00 |
| | | ILLINOIS: | 0.00 |
| | | TOTAL: | 0.00 |

24-12-402-041-0000 | 20180501681155 | 0-876-268-852

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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State of Illinois

Documentary Transfer Tax Declaration – Not to be recorded

Instrument: Special Warranty Deed

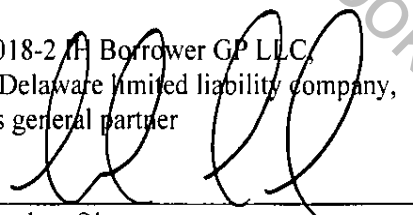
Grantor: **2018-2 IH BORROWER LP**, a Delaware limited partnership, as successor by merger with 2015-1 IH2 Borrower L.P. and 2015-2 IH2 Borrower L.P.

Grantee: **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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

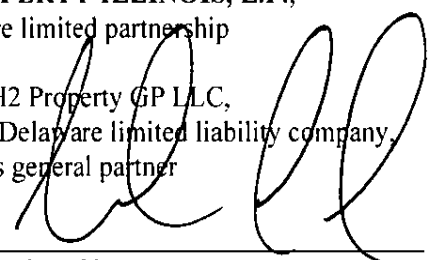
ILLINOIS REAL ESTATE TRANSFER TAX: This deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-45 (e).

Grantor:
2018-2 IH BORROWER LP,
a Delaware limited partnership
as successor by merger with
2015-1 IH2 Borrower L.P. and
2015-2 IH2 Borrower L.P.

By: 
2018-2 IH Borrower GP LLC,
a Delaware limited liability company,
its general partner

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

Grantee:
IH2 PROPERTY ILLINOIS, L.P.,
a Delaware limited partnership

By: 
IH2 Property GP LLC,
a Delaware limited liability company,
its general partner

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

Date: 04-30-2018

Property of Cook County Clerk's Office

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COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

EXHIBIT "A"

COOK COUNTY
RECORDER OF DEEDS

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RECORDER OF DEEDS

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PROPERTY SCHEDULE

COOK COUNTY
RECORDER OF DEEDS

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 | ILCH2613 | 2633 W 99TH ST | CHICAGO | IL | 60655 | COOK |
| 2 | ILCH2580 | 2751 W GREENLEAF AVE | CHICAGO | IL | 60645 | COOK |
| 3 | ILCH1161 | 2816 W. 84TH PLACE | CHICAGO | IL | 60652 | COOK |
| 4 | ILCH0763 | 2835 N NATCHEZ AVE | CHICAGO | IL | 60634 | COOK |
| 5 | ILCH2257 | 2844 W CATALPA AVE | CHICAGO | IL | 60625 | COOK |
| 6 | ILCH2701 | 2848 FLETCHER | CHICAGO | IL | 60618 | COOK |
| 7 | ILCH2860 | 2851 N MANGO AVE | CHICAGO | IL | 60634 | COOK |
| 8 | ILCH1616 | 2922 N MERRIMAC ST | CHICAGO | IL | 60634 | COOK |
| 9 | ILCH1100 | 3004 N NORDICA AVE | CHICAGO | IL | 60634 | COOK |
| 10 | ILCH1632 | 3019 N MARMORA AVE | CHICAGO | IL | 60634 | COOK |

COOK COUNTY
RECORDER OF DEEDS

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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: 2633 W 99TH ST, CHICAGO, IL, 60655

COUNTY: COOK

CLIENT CODE: ILCH2613

TAX PARCEL ID/APN: 24-12-402-041-0000

LOT NUMBERED 1 AND THE EAST 3.22 FEET OF LOT NUMBERED 2 IN BLOCK 30 IN BEVERLY RIDGE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1926 AS INSTRUMENT NO. 9480140, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 2751 W GREENLEAF AVE, CHICAGO, IL, 60645

COUNTY: COOK

CLIENT CODE: ILCH2580

TAX PARCEL ID/APN: 10-36-210-002-0000

LOT 16 AND THE WEST 1/2 OF LOT 15 IN BLOCK 4, IN ROGERS PARK MANOR, A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 25 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 2816 W. 84TH PLACE, CHICAGO, IL, 60652

COUNTY: COOK

CLIENT CODE: ILCH1161

TAX PARCEL ID/APN: 19-36-316-036-0000

LOT 74 IN CHARLES 1, CREED'S SUBDIVISION OF PART OF THE NORTH 25 CHAINS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A RESUBDIVISION OF LOTS 1, 2, AND PART OF LOT 3 AND VACATED STREETS ADJOINING SAID LOTS IN BEVERLY PARK SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 2835 N NATCHEZ AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH0763

TAX PARCEL ID/APN: 13-30-230-008-0000

THE NORTH 1/2 OF THE NORTH 57.41 FEET OF LOT 127 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 2844 W CATALPA AVE, CHICAGO, IL, 60625

COUNTY: COOK

CLIENT CODE: ILCH2257

TAX PARCEL ID/APN: 13-12-106-051-0000

LOT 1222 AND THE EAST 10 FEET OF LOT 1223 IN WILLIAM H. BRITIGAN BUDLONG WOODS GOLF CLUB ADDITION NO. 4, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SANITARY DISTRICT OF CHICAGO (EXCEPT THE NORTH 33 FEET TAKEN FOR BRYN MAWR AVENUE), IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 2848 FLETCHER, CHICAGO, IL, 60618

COUNTY: COOK

CLIENT CODE: ILCH2701

TAX PARCEL ID/APN: 13-25-104-026-0000

LOT 34 IN BLOCK 1 IN S.E. GROSS NORTHWEST ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 2851 N MANGO AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH2860

TAX PARCEL ID/APN: 13-29-229-003-0000

LOT 78 IN SUBDIVISION OF LOTS 15 AND 16 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 2922 N MERRIMAC ST, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1616

TAX PARCEL ID/APN: 13-29-115-025-0000

LOT 13 IN MAREK KRAUS MERRIMAC AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF BLOCK 3 IN OLIVER WATSON'S FIVE ACRE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

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EXHIBIT A-9

STREET ADDRESS: 3004 N NORDICA AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1100

TAX PARCEL ID/APN: 13-30-111-035-0000

LOT 20 IN BLOCK 2 IN WAGNER AND KIRSCHNERS BELMONT TERRACE SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1925 AS DOCUMENT 8977454 IN BOOK 208 OF PLATS PAGE 42, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 3019 N MARMORA AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1682

TAX PARCEL ID/APN: 13-29-210-013-0000

LOT 122 IN JOHNSON BROTHER'S WESTFIELD ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 3 AND 6 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

EXHIBIT "B"

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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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:

"2015-1 IH2 BORROWER L.P.", A DELAWARE LIMITED PARTNERSHIP,

"2015-2 IH2 BORROWER L.P.", A DELAWARE LIMITED PARTNERSHIP,

WITH AND INTO "2018-2 IH BORROWER LP" UNDER THE NAME OF

"2018-2 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 EIGHTH DAY OF MAY, A.D. 2018, AT

9:59 O`CLOCK A.M.



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

6799423 8100M
SR# 20183458466

Authentication: 202650969
Date: 05-08-18

UNOFFICIAL COPY

State of Delaware
 Secretary of State
 Division of Corporations
 Delivered 09:59 AM 05/08/2018
 FILED 09:59 AM 05/08/2018
 SR 20183458466 - FileNumber 6799423

CERTIFICATE OF MERGER

of
2015-1 IH2 BORROWER L.P.
 (a Delaware limited partnership)
and
2015-2 IH2 BORROWER L.P.
 (a Delaware limited partnership)
into
2018-2 IH BORROWER LP
 (a Delaware limited partnership)

May 8, 2018

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> |
|--------------------------|--|-----------------------|
| 2015-1 IH2 Borrower L.P. | Delaware | Limited Partnership |
| 2015-2 IH2 Borrower L.P. | Delaware | Limited Partnership |
| 2018-2 IH Borrower LP | Delaware | Limited Partnership |

SECOND: An Agreement and Plan of Merger has been approved and executed by 2015-1 IH2 Borrower L.P., 2015-2 IH2 Borrower L.P. and 2018-2 IH Borrower LP.

THIRD: The name of the surviving Delaware limited partnership is 2018-2 IH Borrower LP.

FOURTH: The merger of 2015-1 IH2 Borrower L.P. and 2015-2 IH2 Borrower L.P. into 2018-2 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 2015-1 IH2 Borrower L.P., 2015-2 IH2 Borrower L.P. or 2018-2 IH Borrower LP.

2018-2 IH BORROWER LP

By: 2018-2 IH Borrower GP LLC,
its general partner

By: /s/ Jonathan Olsen
Name: Jonathan Olsen
Title: Senior Vice President and
Managing Director

Property of Cook County Clerk's Office

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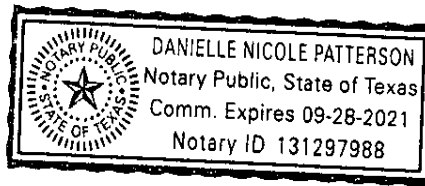
STATEMENT BY GRANTOR AND GRANTEE

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 April 30, 2018 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 30 day of April
2018.

[Signature]
Notary Public

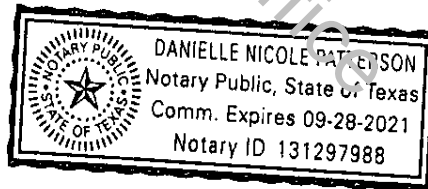


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 30, 2018 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 30 day of April
2018.

[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.]