

# 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# 1814519022 Fee \$88.00


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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/25/2018 10:17 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). 

**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 

Ch6

# 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.

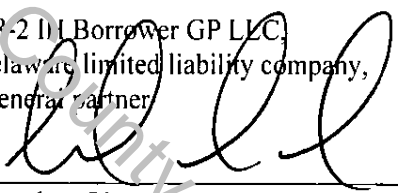
Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

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.

**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.

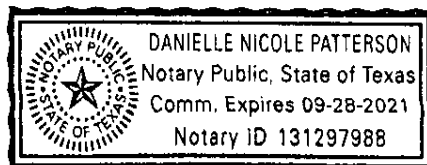
On this 30 day of April, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-2 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-2 IH BORROWER LP**, a Delaware limited partnership,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

  
Notary public signature


Commission expires: 09-28-2021

IL Special Warranty Deed





# UNOFFICIAL COPY

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 *

13-10-312-070-0000 | 20180501681191 | 0-725-904-928

\* 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

13-10-312-070-0000 | 20180501681191 | 0-419-255-840

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

# UNOFFICIAL COPY

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.

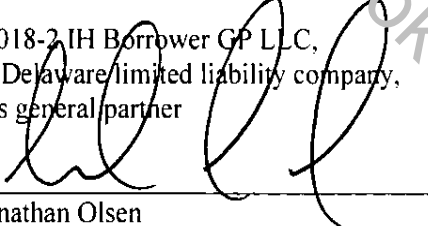
Grantee: **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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).

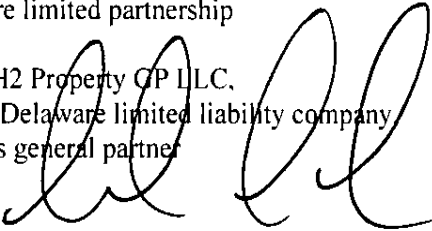
**Grantor:**  
**2018-2 IH BORROWER LP**,  
a Delaware limited partnership  
as successor by merger with  
2015-1 IH2 Borrower L.P. and  
2015-2 IH2 Borrower L.P.

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

# UNOFFICIAL COPY

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

EXHIBIT "A"

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

## PROPERTY SCHEDULE

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

Count	File Number	Address	City	State	Zip Code	County
1	ILCH2890	4966 N KOLMAR AVE	CHICAGO	IL	60630	COOK
2	ILCH0825	5015 W WARWICK AVE	CHICAGO	IL	60641	COOK
3	ILCH2271	5112 S NASHVILLE AVE	CHICAGO	IL	60638	COOK
4	ILCH1692	5130 S RUTHERFORD AVE	CHICAGO	IL	60638	COOK
5	ILCH3210	5131 W. WELLINGTON AVE	CHICAGO	IL	60641	COOK
6	ILCH1774	5326 S AUSTIN AVE	CHICAGO	IL	60638	COOK
7	ILCH1762	5358 S SAYRE AVE	CHICAGO	IL	60638	COOK
8	ILCH1095	5716 W BERENICE AVE	CHICAGO	IL	60634	COOK
9	ILCH2252	5731 S MCVICKER AVE	CHICAGO	IL	60638	COOK
10	ILCH2569	5814 S NARRAGANSETT AVE	CHICAGO	IL	60638	COOK

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

# UNOFFICIAL COPY

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

LEGAL DESCRIPTIONS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT A-1

STREET ADDRESS: 4966 N KOLMAR AVE, CHICAGO, IL, 60630

COUNTY: COOK

CLIENT CODE: ILCH2890

TAX PARCEL ID/APN: 13-10-312-070-0000

LOT 163 IN DOTY BROTHER AND GORDON'S ADDITION TO MONTROSE, BEING A SUBDIVISION OF LOT 4, IN JAMES H. REES' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE RIGHT-OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD, AND THAT PART INCLUDED IN WOLCOTT'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 5015 W WARWICK AVE CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH0825

TAX PARCEL ID/APN: 13-21-221-012-0000

LOT 5 IN WILLIAM O. LARSEN'S RESUBDIVISION OF LOT 34 IN KOESTER AND ZANDER'S GRAYLAND PARK ADDITION TO IRVING PARK, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

## EXHIBIT A-3

STREET ADDRESS: 5112 S NASHVILLE AVE, CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH2271

TAX PARCEL ID/APN: 19-07-403-053-0000

LOT 5 EXCEPT THE NORTH 8 1/3 FEET THEREOF AND THE NORTH 16 2/3 FEET OF LOT 6 IN BLOCK 4 IN THE RESUBDIVISION OF BLOCKS 3 AND 4 FREDERICK H. BARTLETT'S SECOND ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 5130 S RUTHERFORD AVE, CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH1692

TAX PARCEL ID/APN: 19-07-400-066-0000

THE SOUTH 7.50 FEET OF LOT 12 AND LOT 13 (EXCEPT THE SOUTH 2.50 FEET) IN BLOCK 1 IN FREDERICK H. BARTLETT'S SECOND ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

## EXHIBIT A-5

STREET ADDRESS: 5131 W. WELLINGTON AVE, CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH3210

TAX PARCEL ID/APN: 13-28-216-010-0000

LOT 11 IN BLOCK 16 IN FALCONER'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 5326 S AUSTIN AVE, CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH1774

TAX PARCEL ID/APN: 19-08-323-031-0000

THE SOUTH 30 FEET OF THE NORTH 60 FEET OF LOT 3 IN BLOCK 5 IN FREDERICK H. BARTLETT'S EIGHTH ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

## EXHIBIT A-7

STREET ADDRESS: 5358 S SAYRE AVE, CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH1762

TAX PARCEL ID/APN: 19-07-318-029-0000

LOT 5 (EXCEPT THE NORTH 80 FEET THEREOF) IN BLOCK 34 IN F.H. BARTLETT'S THIRD ADDITION TO BARTLETT HIGHLAND, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-8

STREET ADDRESS: 5716 W BERENICE AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1095

TAX PARCEL ID/APN: 13-20-210-031-0000

THE EAST 17 FEET OF LOT 41 AND THE WEST 17 FEET OF LOT 42 IN BLOCK 6 IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

## EXHIBIT A-9

STREET ADDRESS: 5731 S MCVICKER AVE, CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH2252

TAX PARCEL ID/APN: 19-17-123-007-0000

THE NORTH ½ OF LOT 29 IN BLOCK 36 IN GARFIELD RIDGE FIRST ADDITION, A SUBDIVISION OF ALL THAT PART OF THE EAST ½ OF THE WEST ½ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIANA HARBOR BELT RAILROAD, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-10

STREET ADDRESS: 5814 S NARRAGANSETT AVE, CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH2569

TAX PARCEL ID/APN: 19-18-231-042-0000

THE NORTH 2/3 OF LOT 4 IN BLOCK 46 IN THE RESUBDIVISION OF F.H BARTLETTS 4TH ADDITION TO BARTLETT HIGHLANDS IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1914 AS DOCUMENT NO. 5487144, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

EXHIBIT "B"

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

# 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:

"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

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

**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 - File Number 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.



# 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 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

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

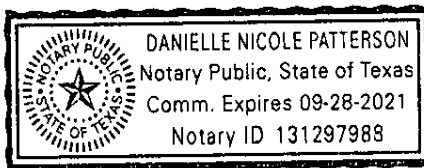
# UNOFFICIAL COPY

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 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.

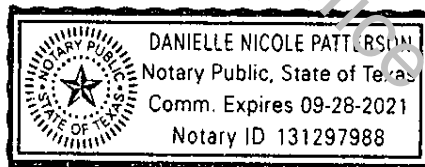


[Signature]  
Notary Public

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.]