

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



18201160003

Doc# 18201160003 Fee \$84.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2018 10:25 AM PG: 1 OF 17

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] 7/5/18

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 June 28, 2018, between 2018-3 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 2015-3 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 *[Signature]*

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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.

2018-3 IH BORROWER LP,
a Delaware limited partnership

By: 2018-3 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.

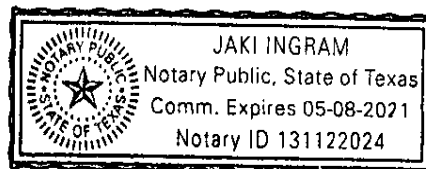
On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership, 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 **2018-3 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 **2018-3 IH BORROWER LP**.

Witness my hand and official seal.

Commission expires: 5/8/21

Jaki Ingram
Notary public signature

IL Special Warranty Deed



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State of Illinois

Documentary Transfer Tax Declaration – Not to be recorded

Instrument: Special Warranty Deed

Grantor: **2018-3 IH BORROWER LP**, a Delaware limited partnership, as successor by merger with 2015-3 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:

2018-3 IH BORROWER LP,
a Delaware limited partnership,
as successor by merger with
2015-3 IH2 Borrower L.P.

By: 2018-3 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: 6/28/18

REAL ESTATE TRANSFER TAX

20-Jul-2018

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



13-31-304-035-0000 | 20180701632812 | 0-260-441-888

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

REAL ESTATE TRANSFER TAX

20-Jul-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-31-304-035-0000 | 20180701632812 | 0-594-659-104

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**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT "A"

**COOK COUNTY
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PROPERTY SCHEDULE

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RECORDER OF DEEDS**

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Count	File Number	Address	City	State	Zip	County
1	ILCH2722	1900 N NEW ENGLAND	CHICAGO	IL	60707	COOK
2	ILCH1695	1920 N NORMANDY AVE	CHICAGO	IL	60707	COOK
3	ILCH2917	1928 N NEWCASTLE	CHICAGO	IL	60707	COOK
4	ILCH1097	1939 N SAYRE	CHICAGO	IL	60707	COOK
5	ILCH2802	1940 N OAK PARK AVE	CHICAGO	IL	60707	COOK
6	ILCH1934	2424 N NEWCASTLE AVE	CHICAGO	IL	60607	COOK
7	ILCH1593	2739 N. SACRAMENTO AVE	CHICAGO	IL	60647	COOK
8	ILCH1602	2820 N SAYRE AVENUE	CHICAGO	IL	60634	COOK
9	ILCH2085	2854 N NATOMA AVE	CHICAGO	IL	60634	COOK
10	ILCH3258	2904 N MCVICKER AVE	CHICAGO	IL	60634	COOK

COOK COUNTY
RECORDER OF DEEDS

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LEGAL DESCRIPTIONS

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EXHIBIT A-1

STREET ADDRESS: 1900 N NEW ENGLAND, CHICAGO, IL, 60707

COUNTY: COOK

CLIENT CODE: ILCH2722

TAX PARCEL ID/APN: 13-31-304-035-0000

LOT 26 AND THE SOUTH 1/2 OF LOT 27 IN BLOCK 3 IN J.E. WHITE'S SECOND RUTHERFORD PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH WEST 1/4 (EXCEPT THE WEST 22.28 CHAINS THEREOF) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 1920 N NORMANDY AVE, CHICAGO, IL, 60707

COUNTY: COOK

CLIENT CODE: ILCH1695

TAX PARCEL ID/APN: 13-31-401-061-0000

THE SOUTH 5 FEET OF LOT 93, LOT 94 (EXCEPT THE SOUTH 5 FEET THEREOF) IN GALE'S FIRST ADDITION TO GALEWOOD, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 1928 N NEWCASTLE, CHICAGO, IL, 60707

COUNTY: COOK

CLIENT CODE: ILCH2917

TAX PARCEL ID/APN: 13-31-305-047-0000

THE NORTH 1/2 OF LOT 34 AND THE SOUTH 3/4 OF LOT 35 IN BLOCK 2 IN J.E. WHITE'S SECOND RUTHERFORD PARK ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 22.28 CHAINS THEREOF) OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 1939 N SAYRE, CHICAGO, IL, 60707

COUNTY: COOK

CLIENT CODE: ILCH1097

TAX PARCEL ID/APN: 13-31-303-018-0000

LOT 19 IN BLOCK 4 IN J.E. WHITE'S SECOND RUTHERFORD PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 22.28 CHAINS THEREOF) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 1940 N OAK PARK AVE, CHICAGO, IL, 60707

COUNTY: COOK

CLIENT CODE: ILCH2802

TAX PARCEL ID/APN: 13-31-306-027-0000

LOT 39 IN BLOCK 1 IN J. E. WHITE'S SECOND RUTHERFORD PARK ADDITION TO MONT CLARE, A SUBDIVISION OF SOUTHWEST 1 /4 (EXCEPT WEST 22.98 CHAINS THEREOF) OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 2424 N NEWCASTLE AVE, CHICAGO, IL, 60607

COUNTY: COOK

CLIENT CODE: ILCH1934

TAX PARCEL ID/APN: 13-30-329-037-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 1/3 OF LOT 13 AND ALL OF LOT 14 IN BLOCK 7 IN W.L. PEASE'S SUBDIVISION OF THE EAST HALF OF THE EAST 1/3 BEING THE EAST 30 ACRES OF THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 2739 N. SACRAMENTO AVE, CHICAGO, IL, 60647

COUNTY: COOK

CLIENT CODE: ILCH1593

TAX PARCEL ID/APN: 13-25-304-007-0000

LOT 3 IN SUBDIVISION OF LOTS 12 TO 17 BOTH INCLUSIVE IN BLOCK 4 IN BURCHELL AND JACOBS SUBDIVISION OF BLOCK 1 IN HEALD BARRON AND OTHERS SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 2820 N SAYRE AVENUE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1602

TAX PARCEL ID/APN: 13-30-131-011-0000

LOT 18 (EXCEPT THE SOUTH 13 1/2 FEET) IN RUTHERFORD THIRD ADDITION TO MONT CLARE, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 2854 N NATOMA AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH2085

TAX PARCEL ID/APN: 13-30-226-009-0000

THE NORTH 32 FEET OF THE SOUTH 64 FEET OF LOT 116 IN FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 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.

EXHIBIT A-10

STREET ADDRESS: 2904 N MCVICKER AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH3258

TAX PARCEL ID/APN: 13-29-119-039-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 19 IN FRED A. NORD'S SUBDIVISION OF BLOCK 7 IN OLIVER L. WATSONS ACRE ADDITION TO CHICAGO, 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 "B"

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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:

"2015-3 IH2 BORROWER L.P.", A DELAWARE LIMITED PARTNERSHIP, WITH AND INTO "2018-3 IH BORROWER LP" UNDER THE NAME OF "2018-3 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 TWENTY-EIGHTH DAY OF JUNE, A.D. 2018, AT 9:24 O`CLOCK A.M.



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

6889362 8100M
SR# 20185410960

Authentication: 202975042
Date: 06-28-18

You may verify this certificate online at corp.delaware.gov/authver.shtml

UNOFFICIAL COPY

State of Delaware
 Secretary of State
 Division of Corporations
 Delivered 09:24 AM 06/28/2018
 FILED 09:24 AM 06/28/2018
 SR 20185410960 - File Number 6889362

CERTIFICATE OF MERGER

of
2015-3 IH2 BORROWER L.P.
 (a Delaware limited partnership)
into
2018-3 IH BORROWER LP
 (a Delaware limited partnership)

June 28, 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>
2015-3 IH2 Borrower L.P.	Delaware	Limited Partnership
2018-3 IH Borrower LP	Delaware	Limited Partnership

SECOND: An Agreement and Plan of Merger has been approved and executed by 2015-3 IH2 Borrower L.P. and 2018-3 IH Borrower LP.

THIRD: The name of the surviving Delaware limited partnership is 2018-3 IH Borrower LP.

FOURTH: The merger of 2015-3 IH2 Borrower L.P. into 2018-3 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.

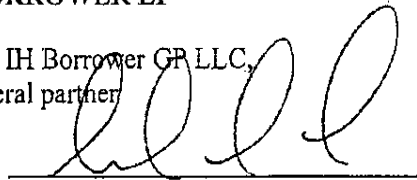
SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of 2015-3 IH2 Borrower L.P. or 2018-3 IH Borrower LP.

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2018-3 IH BORROWER LP

By: 2018-3 IH Borrower GP LLC,
its general partner

By:



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

COOK COUNTY
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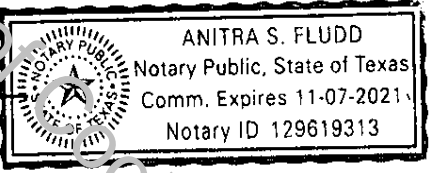
STATEMENT BY GRANTOR AND GRANTEE

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 June 28, 2018 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 21st day of June
2018.

[Signature]
Notary Public

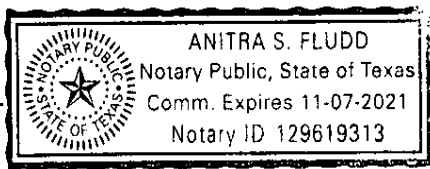


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 28, 2018 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Jonathan Olsen
this 21st day of June
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.]