

# 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# 1820116009 Fee \$86.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2018 10:26 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: [Signature]

Name: Jonathan Olsen

Title: Senior Vice President and Managing Director

State of Texas, County of Dallas ss.

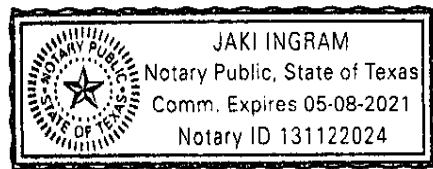
On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership,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

[Signature]  
Notary public signature

IL Special Warranty Deed



# UNOFFICIAL COPY

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

<b>REAL ESTATE TRANSFER TAX</b>		20-Jul-2018
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
13-29-116-038-0000   20180701632884   1-591-297-824		
* Total does not include any applicable penalty or interest due.		

<b>REAL ESTATE TRANSFER TAX</b>		20-Jul-2018
		<b>COUNTY:</b> 0.00
		<b>ILLINOIS:</b> 0.00
		<b>TOTAL:</b> 0.00
13-29-116-038-0000   20180701632884   0-668-550-944		

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EXHIBIT "A"

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## PROPERTY SCHEDULE

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Count	File Number	Address	City	State	Zip	County
1	ILCH2005	2904 N MELVINA AVE	CHICAGO	IL	60634	COOK
2	ILCH1779	2922 N NEW ENGLAND AVE	CHICAGO	IL	60634	COOK
3	ILCH2635	2924 N RUTHERFORD AVE	CHICAGO	IL	60634	COOK
4	ILCH2899	3101 N MANGO AVE	CHICAGO	IL	60634	COOK
5	ILCH1418	3128 N LINDER AVE	CHICAGO	IL	60641	COOK
6	ILCH3430	3215 N RUTHERFORD AVE	CHICAGO	IL	60634	COOK
7	ILCH1226	3219 N NEVA	CHICAGO	IL	60634	COOK
8	ILCH2767	3307 N PAGE AVE	CHICAGO	IL	60634	COOK
9	ILCH2575	3333 N KENNETH AVE	CHICAGO	IL	60641	COOK
10	ILCH1730	3356 N KILBOURN AVE	CHICAGO	IL	60641	COOK

**COOK COUNTY  
RECORDER OF DEEDS**

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**LEGAL DESCRIPTIONS**

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## EXHIBIT A-1

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

COUNTY: COOK

CLIENT CODE: ILCH2005

TAX PARCEL ID/APN: 13-29-116-038-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 9 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 4 IN WATSON'S 5 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, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1926 AS DOCUMENT 9459960, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 2922 N NEW ENGLAND AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1779

TAX PARCEL ID/APN: 13-30-124-028-0000

THE NORTH HALF OF THE NORTH HALF OF LOT 94 IN MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST HALF 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-3

STREET ADDRESS: 2924 N RUTHERFORD AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH2635

TAX PARCEL ID/APN: 13-30-216-020-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT ONE (1) IN THE SUBDIVISION OF THE SOUTH HALF OF LOT NINETY FOUR (94) (EXCEPT THE NORTH THIRTY (30) FEET THEREOF) AND LOT NINETY SEVEN (97) (EXCEPT THE SOUTH EIGHTY (80) FEET THEREOF) IN FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTH EAST QUARTER (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION THIRTY (30), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

### EXHIBIT A-4

STREET ADDRESS: 3101 N MANGO AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH2899

TAX PARCEL ID/APN: 13-29-205-025-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF IL, AND IS DESCRIBED AS FOLLOWS: LOT 15 IN STANLEY F. JONES SUBDIVISION OF THE WEST 1/2 OF THE EAST 2/3 (EXCEPT THE NORTH 166 FEET THEREOF) AND THE EAST 55 FEET OF THE WEST 1/3 OF LOT 2 (EXCEPT THE NORTH 166 FEET THEREOF) 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, ALSO OF LOT 23 IN E.W. ROEMER'S SUBDIVISION BEING A SUBDIVISION OF THE EAST 1/3 OF LOT 2 OF KING AND PATTERSON'S SUBDIVISION, AFORESAID.

\*\*\*

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## EXHIBIT A-5

STREET ADDRESS: 3128 N LINDER AVE, CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH1418

TAX PARCEL ID/APN: 13-28-101-029-0000

LOT 35 IN BLOCK 2 IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 3215 N RUTHERFORD AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH3430

TAX PARCEL ID/APN: 13-19-427-014-0000

LOT 74 IN SCHORSCH VILLA FIRST ADDITION, A RESUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1938 AS DOCUMENT 12184511, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT A-7**

STREET ADDRESS: 3219 N NEVA, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1226

TAX PARCEL ID/APN: 13-19-327-014-0000

LOT 27 IN BLOCK 8 IN H.O. STONE AND COMPANYS BELMONT AVENUE TERRACE SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

\*\*\*

**EXHIBIT A-8**

STREET ADDRESS: 3307 N PAGE AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH2767

TAX PARCEL ID/APN: 12-23-423-017-0000

LOT 22 IN BLOCK 3 IN FEUERBORN AND KIODE'S BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT A-9**

STREET ADDRESS: 3333 N KENNETH AVE, CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH2575

TAX PARCEL ID/APN: 13-22-318-013-0000

LOT 14 IN ALKES SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PART TAKEN FOR RAILROAD) IN COOK COUNTY, ILLINOIS.

\*\*\*

**EXHIBIT A-10**

STREET ADDRESS: 3356 N KILBOURN AVE, CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH1730

TAX PARCEL ID/APN: 13-22-316-023-0000

LOT 47 IN BLOCK 5 IN GUNN'S SUBDIVISION OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, 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.



*JWB*  
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](http://corp.delaware.gov/authver.shtml)

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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.

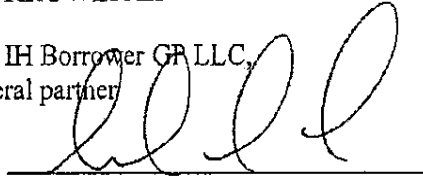
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**COOK COUNTY  
RECORDER OF DEEDS**

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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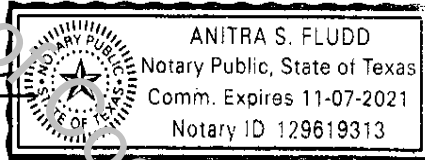
## STATEMENT BY GRANTOR AND GRANTEE

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 Asen  
this 28<sup>th</sup> day of June  
2018.

[Signature]  
Notary Public

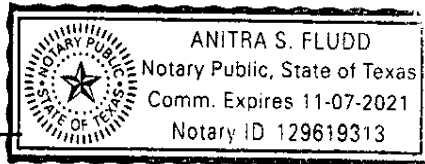


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Asen  
this 28<sup>th</sup> 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.]