

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# 1820116011 Fee \$88.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2018 10:29 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).

[Handwritten 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]*

CHI 5

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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.

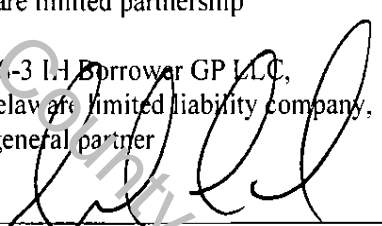
Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

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.

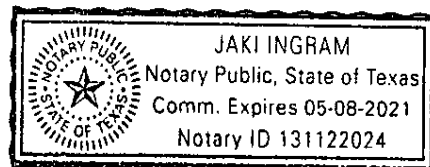
On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership,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


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

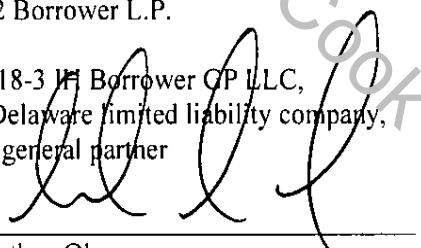
Legal Description: See Exhibit "A" annexed to the Instrument

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

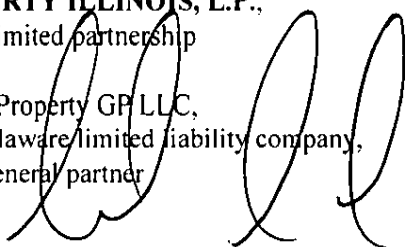


By: _____
Name: Jonathan Olsen
Title: Senior Vice President and Managing Director

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 *

13-17-304-015-0000 | 20180701632955 | 0-018-532-128

* 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

13-17-304-015-0000 | 20180701632955 | 1-526-646-560

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COOK COUNTY
RECORDER OF DEEDS

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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	ILCH2475	4329 N MOODY AVE	CHICAGO	IL	60634	COOK
2	ILCH1819	4331 N AUSTIN AVE	CHICAGO	IL	60634	COOK
3	ILCH1972	4436 N CENTRAL PARK AVE	CHICAGO	IL	60625	COOK
4	ILCH1337	4676 N KASSON AVE	CHICAGO	IL	60630	COOK
5	ILCH3697	4839 N KEELER AVE	CHICAGO	IL	60630	COOK
6	ILCH0824	5009 W GEORGE ST	CHICAGO	IL	60641	COOK
7	ILCH1689	5115 W NEWPORT AVE	CHICAGO	IL	60641	COOK
8	ILCH2981	5126 S MULLIGAN ST	CHICAGO	IL	60638	COOK
9	ILCH1590	5315 W OAKDALE AVE	CHICAGO	IL	60641	COOK
10	ILCH2783	5317 W WELLINGTON AVE WEST	CHICAGO	IL	60641	COOK

COOK COUNTY
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LEGAL DESCRIPTIONS

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EXHIBIT A-1

STREET ADDRESS: 4329 N MOODY AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH2475

TAX PARCEL ID/APN: 13-17-304-015-0000

LOT 16 IN ELDRED'S HOME SWEET HOME SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 4331 N AUSTIN AVE, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1819

TAX PARCEL ID/APN: 13-17-400-015-0000

LOT 15 IN BLOCK 4 IN MCINTOSH BROTHERS' IRVING PARK BOULEVARD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT SUCH PARTS THEREOF AS MAY BE USED OR OCCUPIED AS STREETS AND AVENUES, IN COOK COUNTY.

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EXHIBIT A-3

STREET ADDRESS: 4436 N CENTRAL PARK AVE, CHICAGO, IL, 60625

COUNTY: COOK

CLIENT CODE: ILCH1972

TAX PARCEL ID/APN: 13-14-128-022-0000

LOT 28 IN WOLF, NELSON AND LEWIN'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE EAST 55 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF THE SOUTH 40 RODS OF THE WEST 20 RODS OF THE SAID EAST 55 ACRES AND EAST OF THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 14 NORTH OF THE SOUTH 40 RODS THEREOF, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 4676 N KASSON AVE, CHICAGO, IL, 60630

COUNTY: COOK

CLIENT CODE: ILCH1337

TAX PARCEL ID/APN: 13-15-211-030-0000

LOT 58 MC DOUGALL'S SUBDIVISION OF BLOCKS 1, 2 AND 3 IN MC GRAVE'S SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 1 AND 7 TO 15 INCLUSIVE IN FITCH AND HECOX'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 4839 N KEELER AVE, CHICAGO, IL, 60630

COUNTY: COOK

CLIENT CODE: ILCH3697

TAX PARCEL ID/APN: 13-10-425-006-0000

LOT 15 (EXCEPT THE NORTH 11 FEET) AND THE NORTH 18 FEET OF LOT 18 IN BLOCK 3 IN W.O. COLE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 5009 W GEORGE ST CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH0824

TAX PARCEL ID/APN: 13-28-225-017-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE WEST 7.5 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 11 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.

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EXHIBIT A-7

STREET ADDRESS: 5115 W NEWPORT AVE, CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH1689

TAX PARCEL ID/APN: 13-21-406-013-0000

LOT 2 IN BAUCKWITZ RESUBDIVISION OF LOT 51 (EXCEPT PART TAKEN FOR STREET) IN F.H. BARTLETT'S SUBDIVISION OF THE SOUTH 2/3 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 5126 S MULLIGAN ST, CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH2981

TAX PARCEL ID/APN: 19-08-300-052-0000

THE SOUTH THREE QUARTERS OF LOT 11 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 6 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-9

STREET ADDRESS: 5315 W OAKDALE AVE, CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH1590

TAX PARCEL ID/APN: 13-28-122-019-0000

LOT 26 IN HULBERT'S FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 24, IN THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-10

STREET ADDRESS: 5317 W WELLINGTON AVE WEST, CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH2783

TAX PARCEL ID/APN: 13-28-120-013-0000

LOT 7 IN BLOCK 5 IN CEPEK, CERMAK AND FRIEDL'S SUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 OF KERFOOT'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT "B"

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Delaware

The First State

Page 1

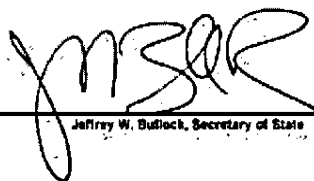
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"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.



6889362 8100M
SR# 20185410960

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


Jeffrey W. Bullock, Secretary of State

Authentication: 202975042
Date: 06-28-18

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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.

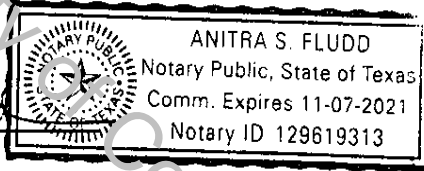
Dated June 28, 2018 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said Jonathan 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.

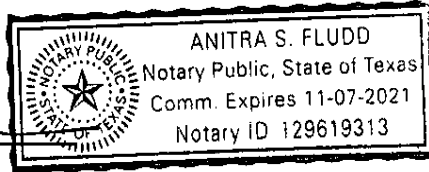
Dated June 28, 2018 Signature: [Signature]
Grantee or Agent

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.]