

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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



Doc# 1820442037 Fee \$88.00

RETURN AFTER RECORDING TO:

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

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/23/2018 03:16 PM PG: 1 OF 17

SEND SUBSEQUENT TAX BILLS TO:

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

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). *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.

VILLAGE OF EVERGREEN PARK
EXEMPT. *e*

REAL ESTATE TRANSFER TAX
Sieannem Patsh

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

S Y
P 19 66
S 9
SC Y
INT

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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.

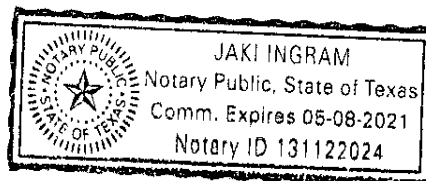
On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership,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



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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.

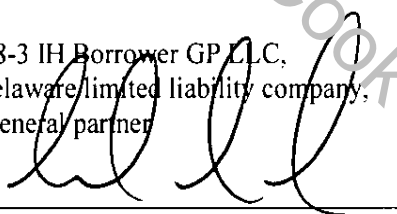
Grantee: **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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.

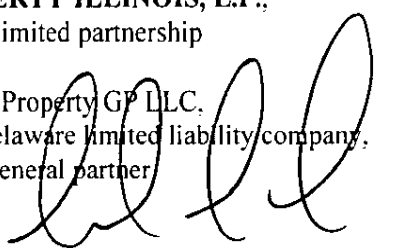
By: 2018-3 IH Borrower GP LLC,
a Delaware limited liability company,
its general partner



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

Property of Cook County Clerk's Office

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**COOK COUNTY
RECORDER OF DEEDS**

EXHIBIT "A"

**COOK COUNTY
RECORDER OF DEEDS**

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RECORDER OF DEEDS**

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**COOK COUNTY
RECORDER OF DEEDS**

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	County
1	ILCH1254	9346 S HARDING AVE	EVERGREEN PARK	IL	60805	COOK
2	ILCH1482	9524 S TRUMBULL AVE	EVERGREEN PARK	IL	60805	COOK
3	ILCH2747	9542 S SACRAMENTO AVE	EVERGREEN PARK	IL	60805	COOK
4	ILCH1427	9914 S TURNER AVE	EVERGREEN PARK	IL	60805	COOK
5	ILCH1751	1021 MARENGO AVE	FOREST PARK	IL	60130	COOK
6	ILCH2637	1102 ELGIN AVE	FOREST PARK	IL	60130	COOK
7	ILCH1447	1512 MARENGO AVE	FOREST PARK	IL	60130	COOK
8	ILCH1385	330 CIRCLE AVE	FOREST PARK	IL	60130	COOK
9	ILCH1694	827 БЕЛОIT AVE	FOREST PARK	IL	60130	COOK
10	ILCH2201	835 MARENGO AVE	FOREST PARK	IL	60130	COOK

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

7255

dm *1/10/18*
Approved/Date
Exempt

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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**COOK COUNTY
RECORDER OF DEEDS**

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: 9346 S HARDING AVE, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1254

TAX PARCEL ID/APN: 24-02-314-057-0000

LOT 16 AND THE NORTH 15 FEET OF LOT 17 IN BLOCK 4 IN THEINER AND MALKINS' CRAWFORD HIGHLANDS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 9524 S TRUMBULL AVE, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1482

TAX PARCEL ID/APN: 24-11-201-021-0000

LOT 3 IN THE RESUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 7 IN HOMESTEAD ADDITION TO WASHINGTON HEIGHTS, IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 9542 S SACRAMENTO AVE, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH2747

TAX PARCEL ID/APN: 24-12-103-034-0000

ALL OF LOT 12 AND THE NORTH 15.00 FEET OF LOT 13 IN FRANK DELUGACH BEVERLY TERRACE SUBDIVISION OF LOTS 6 AND 9 IN KING'S ESTATE SUBDIVISION IN EVERGREEN PARK IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 9914 S TURNER AVE, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1427

TAX PARCEL ID/APN: 24-11-401-069-0000

ALL OF LOT 7 AND LOT 8 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 4 IN SANDER'S AND REED'S ADDITION TO WASHINGTON HEIGHTS BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 1021 MARENGO AVE, FOREST PARK, IL, 60130

COUNTY: COOK

CLIENT CODE: ILCH1751

TAX PARCEL ID/APN: 15-13-421-028-0000

LOT 11 AND THE SOUTH 1/2 OF LOT 10 IN BLOCK 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 1102 ELGIN AVE, FOREST PARK, IL, 60130

COUNTY: COOK

CLIENT CODE: ILCH2637

TAX PARCEL ID/APN: 15-13-431-002-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 21 (EXCEPT THE NORTH 32 AND ONE HALF FEET THEREOF) IN BLOCK 8 IN SOUTH ADDITION TO HARLEM, BEING A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 1512 MARENGO AVE, FOREST PARK, IL, 60130

COUNTY: COOK

CLIENT CODE: ILCH1447

TAX PARCEL ID/APN: 15-24-215-007-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF IL, AND IS DESCRIBED AS FOLLOWS: LOT 7 IN BLOCK 15 IN ROOS' RESUBDIVISION OF LOTS 1 TO 20 INCLUSIVE IN BLOCK 14 AND LOTS 25 TO 48 INCLUSIVE IN BLOCK 15 IN BRADISH AND MIZNER'S ADDITION TO RIVERSIDE IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

EXHIBIT A-8

STREET ADDRESS: 330 CIRCLE AVE, FOREST PARK, IL, 60130

COUNTY: COOK

CLIENT CODE: ILCH1385

TAX PARCEL ID/APN: 15-12-434-052-0000

LOT 16 (EXCEPT THE NORTH 27 FEET 4 1/2 INCHES, AS MEASURED ON THE EAST LINE THEREOF) IN BLOCK 37 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 827 BELOIT AVE, FOREST PARK, IL, 60130

COUNTY: COOK

CLIENT CODE: ILCH1694

TAX PARCEL ID/APN: 15-13-401-022-0000

LOT 39 IN BLOCK 3 IN DUNLOP MAAS AND ANSTETTS SUBDIVISION OF BLOCKS 3, 9, 14 AND 19 IN JOSEPH K. DUNLOP SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEASTERLY OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 835 MARENGO AVE, FOREST PARK, IL, 60130

COUNTY: COOK

CLIENT CODE: ILCH2201

TAX PARCEL ID/APN: 15-13-405-033-0000

LOT 35 AND THE SOUTH 8 1/3 FEET OF LOT 36 IN BLOCK 1 IN ADAM SCHAAF AND W.A. KREIDLER'S ADDITION TO SOUTH OAK PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**COOK COUNTY
RECORDER OF DEEDS**

EXHIBIT "B"

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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Delaware

The First State

Page 1

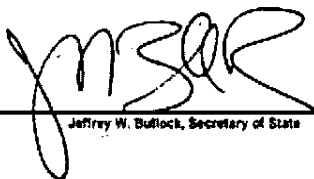
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"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.

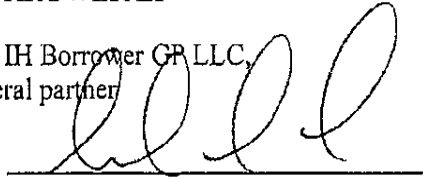
SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of 2015-3 IH2 Borrower L.P. or 2018-3 IH Borrower LP.

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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

Property of Cook County Clerks Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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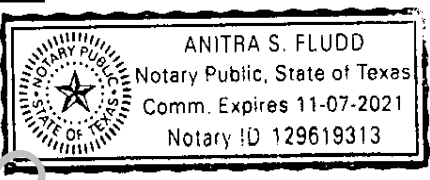
STATEMENT BY GRANTOR AND GRANTEE

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 21st day of June
2018.

[Signature]
Notary Public

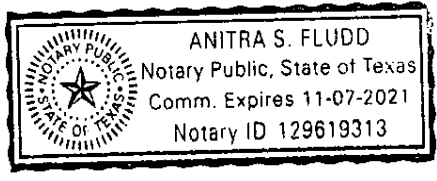


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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