

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



1820534021D

Doc# 1820534021 Fee \$70.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2018 09:59 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). *7/25/18*

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.

CRO REVIEW *[Signature]*

TRANSFER STAMP Certification of Compliance

Village of Westchester, Illinois

[Signature]

7/10/18

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

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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.

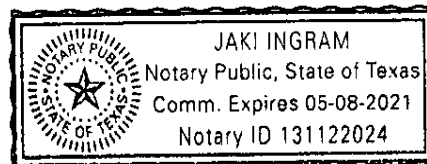
On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership,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

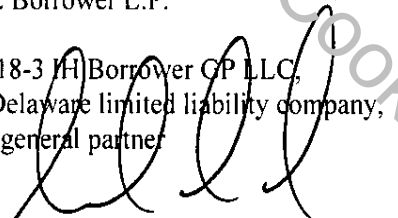
Grantee: **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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).

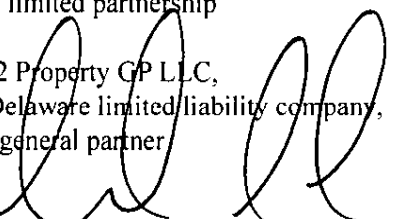
Grantor:
2018-3 IH BORROWER LP,
a Delaware limited partnership
as successor by merger with
2015-3 IH2 Borrower L.P.

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

Property of Cook County Clerk's Office

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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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RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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Count	File Number	Address	City	State	Zip	County
1	ILCH1985	17545 S RIDGELAND AVE	TINLEY PARK	IL	60477	COOK
2	ILCH1638	6148 LAURA LN	TINLEY PARK	IL	60477	COOK
3	ILCH1295	6618 PARKSIDE DR	TINLEY PARK	IL	60477	COOK
4	ILCH1892	7442 W 160TH ST	TINLEY PARK	IL	60477	COOK
5	ILCH1318	7445 159TH PL	TINLEY PARK	IL	60477	COOK
6	ILCH2892	7521 W 161ST PL	TINLEY PARK	IL	60477	COOK
7	ILCH2658	7546 NOTTINGHAM DR	TINLEY PARK	IL	60477	COOK
8	ILCH3372	10453 DORCHESTER ST	WESTCHESTER	IL	60154	COOK
9	ILCH1620	11055 SHAW ST	WESTCHESTER	IL	60154	COOK
10	ILCH3588	1416 PORTSMOUTH	WESTCHESTER	IL	60154	COOK

**COOK COUNTY
RECORDER OF DEEDS**

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RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

LEGAL DESCRIPTIONS

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A-1

STREET ADDRESS: 17545 S RIDGELAND AVE, TINLEY PARK, IL, 60477

COUNTY: COOK

CLIENT CODE: ILCH1985

TAX PARCEL ID/APN: 28-32-100-051-0000

LOT 23 (EXCEPT THE NORTH 35 FEET THEREOF) IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 6148 LAURA LN, TINLEY PARK, IL, 60477

COUNTY: COOK

CLIENT CODE: ILCH1638

TAX PARCEL ID/APN: 28-29-107-005-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 5 IN BLOCK 5 IN WARREN J. PETERS LANCASTER HIGHLANDS UNIT NO. 3, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 22, 1968, AS DOCUMENT NO. 2423071.

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EXHIBIT A-3

STREET ADDRESS: 6618 PARKSIDE DR, TINLEY PARK, IL, 60477

COUNTY: COOK

CLIENT CODE: ILCH1295

TAX PARCEL ID/APN: 28-30-204-080-0000

LOT 37 IN BLOCK 4 IN THE RESUBDIVISION OF PART OF PARKSIDE BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH THE 330 FEET OF THE WEST 330 FEET THERE OF) OF SECTION 30 TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 8, 1949 AS DOCUMENT NUMBER 14587876, IN COOK COUNTY ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 7442 W 160TH ST, TINLEY PARK, IL, 60477

COUNTY: COOK

CLIENT CODE: ILCH1892

TAX PARCEL ID/APN: 27-24-203-025-0000

LOT 31 IN BREMENTOWNE ESTATES UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 7445 159TH PL, TINLEY PARK, IL, 60477

COUNTY: COOK

CLIENT CODE: ILCH1318

TAX PARCEL ID/APN: 27-24-203-011-0000

LOT 17 IN BREMEN TOWNE ESTATES UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 AND PART OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 7521 W 161ST PL, TINLEY PARK, IL, 60477

COUNTY: COOK

CLIENT CODE: ILCH2892

TAX PARCEL ID/APN: 27-24-207-006-0000

LOT 168 IN BREMENTOWNE ESTATES, UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-7

STREET ADDRESS: 7546 NOTTINGHAM DR, TINLEY PARK, IL, 60477

COUNTY: COOK

CLIENT CODE: ILCH2658

TAX PARCEL ID/APN: 27-24-405-020-0000

LOT 628 IN BREMEN-TOWN ESTATES UNIT 6 PAGES 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-8

STREET ADDRESS: 10453 DORCHESTER ST, WESTCHESTER, IL, 60154

COUNTY: COOK

CLIENT CODE: ILCH3372

TAX PARCEL ID/APN: 15-20-418-102-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: THAT PART OF LOT 145 LYING EASTERLY OF A LINE DRAWN FROM A POINT 7 FEET WESTERLY OF THE EASTERLY LINE THEREOF AS MEASURED ALONG THE NORTHERLY LINE THEREOF TO A POINT 7.51 FEET WESTERLY OF THE EASTERLY LINE THEREOF AS MEASURED ALONG THE SOUTHERLY LINE WEST OF THE EASTERLY LINE THEREOF, ALL OF LOT 146 AND THAT PART OF LOT 147 LYING WESTERLY OF A LINE DRAWN FROM A POINT 7 FEET EASTERLY OF THE WESTERLY LINE THEREOF MEASURED ALONG THE NORTHERLY LINE THEREOF TO A POINT 7.51 FEET EASTERLY OF THE WESTERLY LINE THEREOF AS DRAWN ALONG THE SOUTHERLY LINK THEREOF IN GEORGE F. NIXON AND COMPANY'S CIVIC CENTER ADDITION TO WESTCHESTER IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2; THE 20 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING PARCEL 1 AFORESAID.

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EXHIBIT A-9

STREET ADDRESS: 11055 SHAW ST, WESTCHESTER, IL, 60154

COUNTY: COOK

CLIENT CODE: ILCH1620

TAX PARCEL ID/APN: 15-20-318-002-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 2 IN BLOCK 7 IN FAIR LAWN SUBDIVISION UNIT 2, A SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT RECORDED SEPTEMBER 15, 1955 IN RECORDER'S OFFICE AS DOCUMENT 16362275 AND CERTIFICATE OF CORRECTION RECORDED MARCH 5, 1956 AS DOCUMENT NUMBER 16511590.

EXHIBIT A-10

STREET ADDRESS: 1416 PORTSMOUTH, WESTCHESTER, IL, 60154

COUNTY: COOK

CLIENT CODE: ILCH3588

TAX PARCEL ID/APN: 15-21-115-021-0000

LOT 199 IN GEORGE F. NIXON AND COMPANY'S SECOND TERMINAL ADDITION TO WESTCHESTER IN THE NORTH HALF OF SECTION 21, 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

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Delaware

The First State

Page 1

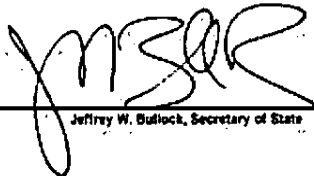
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"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.

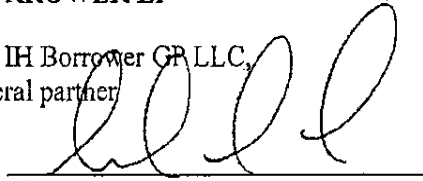
SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of 2015-3 IH2 Borrower L.P. or 2018-3 IH Borrower LP.

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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 Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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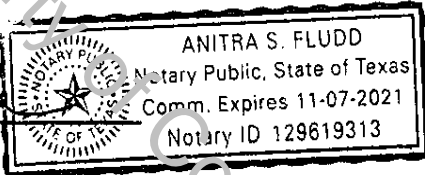
STATEMENT BY GRANTOR AND GRANTEE

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 28th day of June
2018.

[Signature]
Notary Public

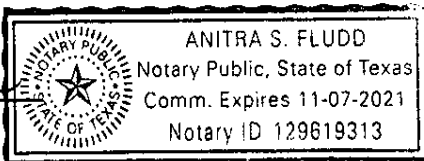


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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