

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# 1820534022 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 10:01 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 hereto



TRANSFER STAMP
Certification of Compliance

Village of Westchester, Illinois

7/10/18

Real Estate Transfer Approved

Initials *CB* Date *7/11/18*
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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.

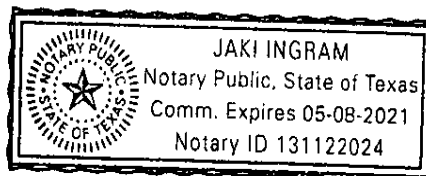
On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership,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

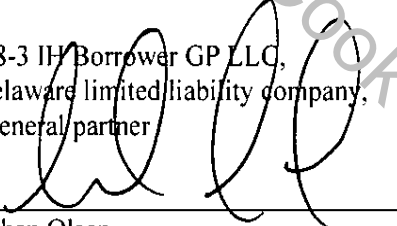
Grantee: **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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.

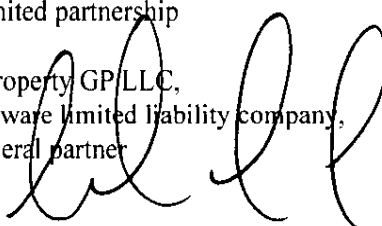
By: 2018-3 IH Borrower GP LLC,
a Delaware limited liability company,
its general partner

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

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

COOK COUNTY
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RECORDER OF DEEDS

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Count	File Number	Address	City	State	Zip	County
1	ILCH2716	1807 SUFFOLK AVE	WESTCHESTER	IL	60154	COOK
2	ILCH2046	2132 SUFFOLK AVE	WESTCHESTER	IL	60154	COOK
3	ILCH2203	2234 BUCKINGHAM AVE	WESTCHESTER	IL	60154	COOK
4	ILCH2296	2245 BOEGER AVE	WESTCHESTER	IL	60154	COOK
5	ILCH1221	1084 ANTHONY RD	WHEELING	IL	60090	COOK
6	ILCH1715	1441 MARCY LN	WHEELING	IL	60090	COOK
7	ILCH2243	164 FLETCHER DR	WHEELING	IL	60090	COOK
8	ILCH1361	254 E WAYNE PL	WHEELING	IL	60090	COOK
9	ILCH2589	386 E NORMAN LN EAST	WHEELING	IL	60090	COOK
10	ILCH2293	410 MORS AVENUE	WHEELING	IL	60090	COOK

COOK COUNTY
RECORDER OF DEEDS

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LEGAL DESCRIPTIONS

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EXHIBIT A-1

STREET ADDRESS: 1807 SUFFOLK AVE, WESTCHESTER, IL, 60154

COUNTY: COOK

CLIENT CODE: ILCH2716

TAX PARCEL ID/APN: 15-21-408-002-0000

LOT 120 IN GEORGE F. NIXON AND COMPANY'S CANTERBURY ADDITION TO WESTCHESTER IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 2132 SUFFOLK AVE, WESTCHESTER, IL, 60154

COUNTY: COOK

CLIENT CODE: ILCH2046

TAX PARCEL ID/APN: 15-21-323-016-0000

LOT 43 IN GEORGE F. NIXON AND COMPANY'S FAIRVIEW ADDITION TO WESTCHESTER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 2234 BUCKINGHAM AVE, WESTCHESTER, IL, 60154

COUNTY: COOK

CLIENT CODE: ILCH2203

TAX PARCEL ID/APN: 15-29-201-048-0000

THE NORTH ½ OF LOT 76, ALL OF LOT 77, THE EAST ½ OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THE NORTH ½ OF LOT 76, AND THE EAST ½ OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 77 IN 22ND STREET ADDITION TO WESTCHESTER IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED APRIL 7, 1926 AS DOCUMENT NO. 297327, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 2245 BOEGER AVE, WESTCHESTER, IL, 60154

COUNTY: COOK

CLIENT CODE: ILCH2296

TAX PARCEL ID/APN: 15-29-108-019-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 24 IN BLOCK 3 IN MARINDALE ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 1084 ANTHONY RD, WHEELING, IL, 60090

COUNTY: COOK

CLIENT CODE: ILCH1221

TAX PARCEL ID/APN: 03-10-102-028-0000

LOT 44 IN POPLAR GROVE SUBDIVISION BEING A SUBDIVISION IN THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED, JUNE 5, 1957 AS DOCUMENT 16922627 IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 1441 MARCY LN, WHEELING, IL, 60090

COUNTY: COOK

CLIENT CODE: ILCH1715

TAX PARCEL ID/APN: 03-09-209-023-0000

LOT 25 IN MICHAEL BABIARZ'S SUBDIVISION UNIT NO. 2 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 164 FLETCHER DR, WHEELING, IL, 60090

COUNTY: COOK

CLIENT CODE: ILCH2243

TAX PARCEL ID/APN: 03-10-104-033-0000

LOT 20 IN BLOCK 10 IN DUNHORST SUBDIVISION UNIT NO. 4 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1956 AS DOCUMENT NO. 16559719 IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 254 E WAYNE PL, WHEELING, IL, 60090

COUNTY: COOK

CLIENT CODE: ILCH1361

TAX PARCEL ID/APN: 03-10-211-011-0000

LOT 3 IN BLOCK 6 IN DUNHURST SUBDIVISION UNIT NO. 2, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 386 E NORMAN LN EAST, WHEELING, IL, 60090

COUNTY: COOK

CLIENT CODE: ILCH2589

TAX PARCEL ID/APN: 03-10-109-011-0000

LOT 6 IN BLOCK 5 IN DUNHURST SUBDIVISION UNIT NUMBER 4, PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1956 AS DOCUMENT 165559719, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 410 MORS AVENUE, WHEELING, IL, 60090

COUNTY: COOK

CLIENT CODE: ILCH2293

TAX PARCEL ID/APN: 03-12-103-017-0000

LOT SEVENTY-ONE (71) OF MORS FARM SYNDICATED UNIT NUMBER 1, A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 11 AND THE NORTH WEST QUARTER OF SECTION 12 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

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EXHIBIT "B"

COOK COUNTY
RECORDER OF DEEDS

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Delaware

The First State

Page 1

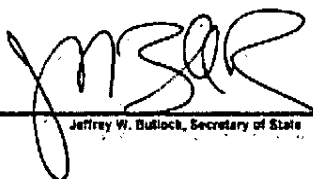
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"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.

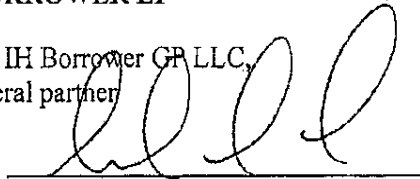
SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of 2015-3 IH2 Borrower L.P. or 2018-3 IH Borrower LP.

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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

COOK COUNTY
RECORDER OF DEEDS

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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 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 28th 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.]