

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# 1820716006 Fee \$86.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2018 09:42 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). *CD 7/31/18*

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 or index as a multi-parcel instrument.

Suzanne M. Postek

CCRD REVIEW *R*

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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.

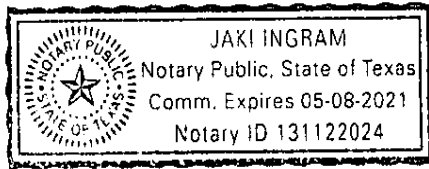
On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership,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

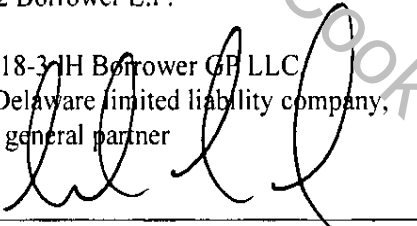
Grantee: **IH2 PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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

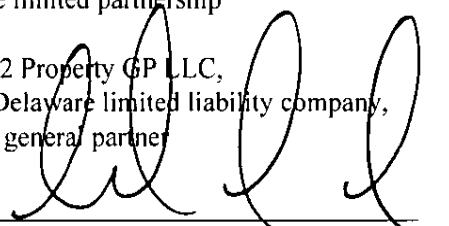


By: _____
Name: Jonathan Olsen
Title: Senior Vice President and Managing Director

**LOOK COUNTY
RECORDER OF DEEDS**

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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PROPERTY SCHEDULE

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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Count	File Number	Address	City	State	Zip	County
1	ILCH2393	1318 SEWARD ST	EVANSTON	IL	60202	COOK
2	ILCH2362	2208 MADISON PL	EVANSTON	IL	60202	COOK
3	ILCH1908	3521 ARCADIA ST.	EVANSTON (Skokie)	IL	60203	COOK
4	ILCH2785	9052 EAST PRAIRIE RD	EVANSTON (Skokie)	IL	60203	COOK
5	ILCH1308	2645 94TH ST	EVERGREEN PARK	IL	60805	COOK
6	ILCH1114	2648 W 97TH ST	EVERGREEN PARK	IL	60805	COOK
7	ILCH1334	2820 W 101 PL	EVERGREEN PARK	IL	60805	COOK
8	ILCH1533	8905 S UTICA AVE	EVERGREEN PARK	IL	60805	COOK
9	ILCH1351	8925 UTICA AVE	EVERGREEN PARK	IL	60805	COOK
10	ILCH1569	9116 S TURNER AVE	EVERGREEN PARK	IL	60805	COOK

CITY OF EVANSTON
EXEMPTION

CITY OF EVANSTON
EXEMPTION

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX PIN: 10-14-407-033-0000 ADDRESS: 9052 East Prairie 10221 \$25-

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX PIN: 10-14-402-209-0000 ADDRESS: 3521 ARCADIA 10243 \$25-
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COOK COUNTY
RECORDER OF DEEDS

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LEGAL DESCRIPTIONS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A-1

STREET ADDRESS: 1318 SEWARD ST, EVANSTON, IL, 60202

COUNTY: COOK

CLIENT CODE: ILCH2393

TAX PARCEL ID/APN: 10-24-423-011-0000

LOT 8 IN BLOCK 2 IN DILLION'S FIRST ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 2208 MADISON PL, EVANSTON, IL, 60202

COUNTY: COOK

CLIENT CODE: ILCH2362

TAX PARCEL ID/APN: 10-24-305-041-0000

LOT 5 (EXCEPT THE EAST 1.15 FEET OF THE NORTH 68 FEET THEREOF) AND THE WEST 1.37 FEET OF THAT PART OF LOT 6 LYING SOUTH OF THE NORTH 68 FEET THEREOF IN BLOCK 3 IN RAY P. TENNE'S FIRST ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 3521 ARCADIA ST., EVANSTON, IL, 60203

COUNTY: COOK

CLIENT CODE: ILCH1908

TAX PARCEL ID/APN: 10-14-402-009-0000

LOT 27 IN MILLER'S SKOKIE GARDENS BEING A SUBDIVISION OF LOT 6, 7, 8 AND 9 IN SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 9052 EAST PRAIRIE RD, EVANSTON, IL, 60203

COUNTY: COOK

CLIENT CODE: ILCH2785

TAX PARCEL ID/APN: 10-14-407-033-0000

LOT 14 AND THE SOUTHWESTERLY 1/2 OF LOT 15 IN KINDRED PARK ADDITION TO EVANSTON BEING JACOB'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 2645 94TH ST, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1308

TAX PARCEL ID/APN: 24-01-411-004-0000

LOT FOUR (4) IN BLOCK 2 IN WALTER MCKEOWN'S COUNTRY CLUB ESTATES, BEING A RESUBDIVISION OF LOTS 8 AND 9 IN CHAMBERS & KELLOGG'S SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 1, TOWN 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART OF SAID PREMISES CONVEYED TO CHICAGO TERMINAL TRANSFER COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JULY 25TH, 1905 AS DOCUMENT NUMBER 3728512 IN BOOK 9061 PAGE 396) ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 21, 1954 AS DOCUMENT NO. 1503850.

EXHIBIT A-6

STREET ADDRESS: 2648 W 97TH ST, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1114

TAX PARCEL ID/APN: 24-12-210-052-0000

LOTS 71 AND 72 IN FRANK DELUGACH BEVERLY VISTA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 2820 W 101 PL, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1334

TAX PARCEL ID/APN: 24-12-310-026-0000

THE EAST 1/2 OF LOT 425 AND ALL OF LOT 426 AND 427 IN FRANK DELUGACH'S BEVERLY HILLCREST SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1927 AS DOCUMENT 9667375, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 8905 S UTICA AVE, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1533

TAX PARCEL ID/APN: 24-01-120-002-0000

LOT 27 IN HUIZENGA'S NORTH EVERGREEN SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 161.4 FEET AND ALSO EXCEPT THE EAST 161.4 FEET THEREOF) OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 8925 UTICA AVE, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1351

TAX PARCEL ID/APN: 24-01-120-007-0000

LOT 22 IN BLOCK IN HUIZINGA'S NORTH EVERGREEN SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 161.48 FEET AND EXCEPT THE 161.4 FEET THEREOF) OF SECTION 1 TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JUNE 17, 1951 DOCUMENT NO. 15098261, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 9116 S TURNER AVE, EVERGREEN PARK, IL, 60805

COUNTY: COOK

CLIENT CODE: ILCH1569

TAX PARCEL ID/APN: 24-02-404-023-0000

THE SOUTH 10 FEET OF LOT 7, ALL OF LOT 8, AND THE NORTH 5 FEET OF LOT 9 IN BLOCK 4, IN B. F. JACOBS RESUBDIVISION OF BLOCKS 1 TO 16 INCLUSIVE, AND 21 TO 48 INCLUSIVE OF B. F. JACOBS EVERGREEN PARK SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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RECORDED
RECORDER OF DEEDS

Property of Cook County Clerk's Office

EXHIBIT "B"

COOK COUNTY
RECORDER OF DEEDS

RECORDED
RECORDER OF DEEDS

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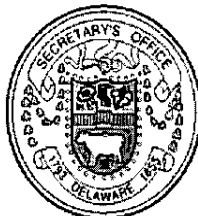
Delaware

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

UNOFFICIAL COPY

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.

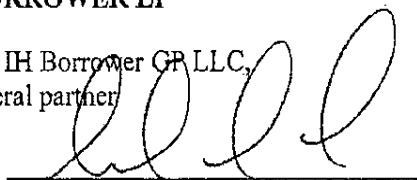
SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of 2015-3 IH2 Borrower L.P. or 2018-3 IH Borrower LP.

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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
RECORDER OF DEEDS
COOK COUNTY
RECORDER OF DEEDS
COOK COUNTY
RECORDER OF DEEDS
Cook County Clerk's Office

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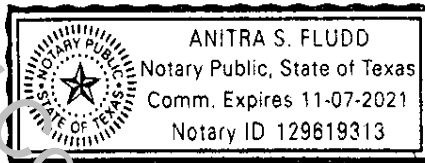
STATEMENT BY GRANTOR AND GRANTEE

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

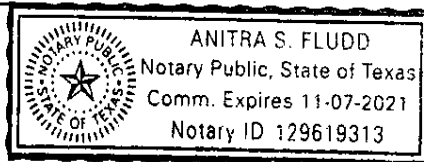


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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