

# 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# 1822016008 Fee \$88.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2018 09:56 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). *[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.

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH D OF THE BERWYN CITY  
CODE SECTION 146.08 AS A REAL ESTATE  
TRANSACTION  
DATE: 8-03-18 TELLER: 93

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

*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.

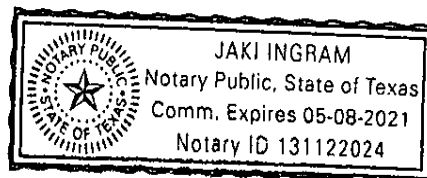
On this 21 day of June, 2018, before me, the undersigned officer, personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership,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

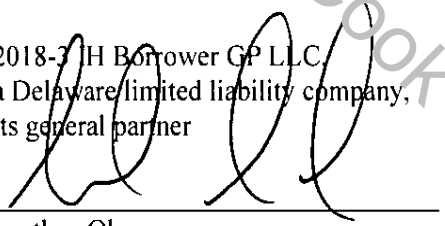
Legal Description: See Exhibit "A" annexed to the Instrument

**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

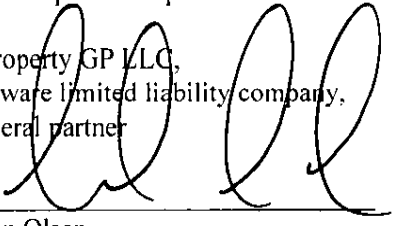
By: 

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

**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: 4/28/18

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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	ILCH3040	1241 S CLARENCE AVE	BERWYN	IL	60402	COOK
2	ILCH2124	1409 SCOVILLE	BERWYN	IL	60402	COOK
3	ILCH1914	1440 HARVEY AVE	BERWYN	IL	60402	COOK
4	ILCH3440	1504 CLARENCE AVE	BERWYN	IL	60402	COOK
5	ILCH2129	1536 EUCLID AVE	BERWYN	IL	60402	COOK
6	ILCH1658	1609 GROVE AVE.	BERWYN	IL	60402	COOK
7	ILCH3455	1632 S CLINTON AVE	BERWYN	IL	60402	COOK
8	ILCH2117	1908 S LOMBARD AVE	BERWYN	IL	60402	COOK
9	ILCH2168	2423 WESLEY AVE	BERWYN	IL	60402	COOK
10	ILCH1979	2428 S RIDGELAND	BERWYN	IL	60402	COOK

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## LEGAL DESCRIPTIONS

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## EXHIBIT A-1

STREET ADDRESS: 1241 S CLARENCE AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH3040

TAX PARCEL ID/APN: 16-19-203-020-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: ALL OF LOT 25 AND THE NORTH 5 FEET OF LOT 26 IN GUSTAV A PUDEWA'S SUBDIVISION OF BLOCK 5 IN THE SUBDIVISION OF SECTION 13, TOWN 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 1409 SCOVILLE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2124

TAX PARCEL ID/APN: 16-19-221-004-0000

LOT THIRTY SEVEN (37) IN THE SUBDIVISION OF BLOCK THIRTY FIVE (35) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

\*\*\*



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## EXHIBIT A-3

STREET ADDRESS: 1440 HARVEY AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH1914

TAX PARCEL ID/APN: 16-20-117-037-0000

LOT 17 IN BLOCK 2 IN W.F. KAISER AND COMPANY'S ARCADIA PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 1504 CLARENCE AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH3440

TAX PARCEL ID/APN: 16-19-226-018-0000

LOT 2 (EXCEPT THE NORTH 4 FEET) AND THE NORTH 11 FEET OF LOT 3 IN THE SUBDIVISION OF BLOCK 59 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-5

STREET ADDRESS: 1536 EUCLID AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2129

TAX PARCEL ID/APN: 16-19-224-037-0000

LOT 17 EXCEPT THE NORTH 5 FEET THEREOF AND ALL OF LOT 18 IN SEYMOUR AND LITTLE'S SUBDIVISION OF BLOCK 57 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 300 ACRES THEREOF IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 1609 GROVE AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH1658

TAX PARCEL ID/APN: 16-19-307-004-0000

LOT 4 IN MCCLUM'S ADDITION TO BERWYN, A SUBDIVISION OF THE WEST 1/2 OF BLOCK 73 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-7

STREET ADDRESS: 1632 S CLINTON AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH3455

TAX PARCEL ID/APN: 16-19-304-032-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 5 AND THE NORTH 3 FEET OF LOT 6 IN BLOCK 4 IN THE FIRST ADDITION TO WALTER G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 LYING NORTH OF THE SOUTH 1217.3 FEET OF THE SOUTH 300 ACRES OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF BLOCKS 78, 79, AND 80 IN THE SUBDIVISION OF SAID SECTION 19 (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-8

STREET ADDRESS: 1908 S LOMBARD AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2117

TAX PARCEL ID/APN: 16-20-324-022-0000

LOT 5 IN BLOCK 1 IN B. PINKERT AND SON'S 22ND STREET SUBDIVISION IN LOT 6 IN THE CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-9

STREET ADDRESS: 2423 WESLEY AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2168

TAX PARCEL ID/APN: 16-30-218-009-0000

LOT 157 IN BRICKMAN MANOR FIRST ADDITION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1959 AS DOCUMENT NUMBER 17715808, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-10

STREET ADDRESS: 2428 S RIDGELAND, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH1979

TAX PARCEL ID/APN: 16-30-223-030-0000

THE SOUTH 1/3 OF LOT 11 AND THE NORTH 5/6 OF LOT 12 IN 25TH STREET LAND TRUST SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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.



*Jeffrey W. Bullock*  
Jeffrey W. Bullock, Secretary of State

6889362 8100M  
SR# 20185410960

Authentication: 202975042  
Date: 06-28-18

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

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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.

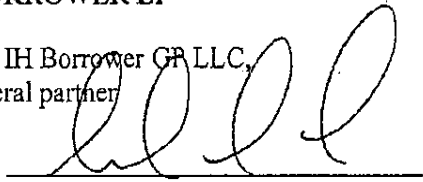
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**COOK COUNTY  
RECORDER OF DEEDS**

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  
RECORDER OF DEEDS**

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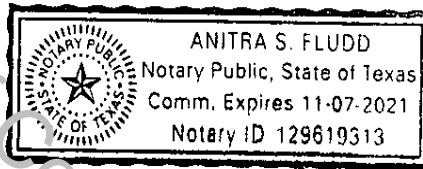
## STATEMENT BY GRANTOR AND GRANTEE

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 21<sup>st</sup> day of June  
2018.

[Signature]  
Notary Public

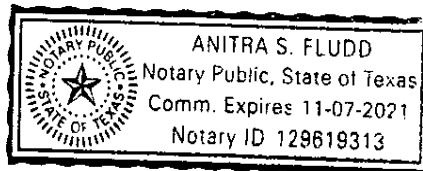


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 21<sup>st</sup> 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.]