

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# 1822016009 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 09:57 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]* 7/3/18

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.

SEAL
THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 8-03-18 TELLER *[Signature]*

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

[Handwritten mark]

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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.

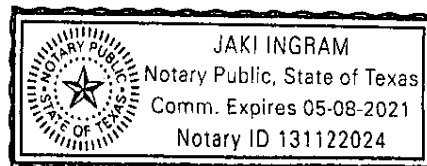
On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2018-3 IH Borrower GP LLC, a Delaware limited liability company, which entity is the general partner of **2018-3 IH BORROWER LP**, a Delaware limited partnership,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

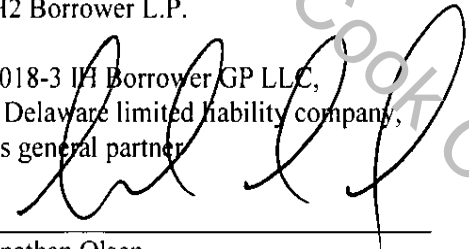
Grantor: **2018-3 IH BORROWER LP**, a Delaware limited partnership, as successor by merger with 2015-3 IH2 Borrower L.P.

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

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

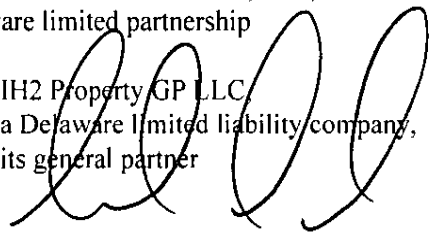
ILLINOIS REAL ESTATE TRANSFER TAX: This deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-45 (e).

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

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RECORDER OF DEEDS

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EXHIBIT "A"

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PROPERTY SCHEDULE

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RECORDER OF DEEDS

Property of Cook County Clerk's Office

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Count	File Number	Address	City	State	Zip	County
1	ILCH1381	2503 KENILWORTH AVE	BERWYN	IL	60402	COOK
2	ILCH3176	2528 RIDGELAND AVE	BERWYN	IL	60402	COOK
3	ILCH2740	2728 S WESLEY AVE	BERWYN	IL	60402	COOK
4	ILCH1644	3125 MAPLE AVE	BERWYN	IL	60402	COOK
5	ILCH2148	3241 CUYLER AVE	BERWYN	IL	60402	COOK
6	ILCH2997	3307 S CLARENCE AVE	BERWYN	IL	60402	COOK
7	ILCH2186	3540 S KENILWORTH AVE	BERWYN	IL	60402	COOK
8	ILCH2449	3832 E AVE	BERWYN	IL	60402	COOK
9	ILCH2493	6435 33RD AVE	BERWYN	IL	60402	COOK
10	ILCH1462	6438 W SINCLAIR AVE	BERWYN	IL	60402	COOK

COOK COUNTY
RECORDER OF DEEDS

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LEGAL DESCRIPTIONS

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EXHIBIT A-1

STREET ADDRESS: 2503 KENILWORTH AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH1381

TAX PARCEL ID/APN: 16-30-116-001-0000

LOT 47 (EXCEPT THE SOUTH 5 FEET THEREOF) AND ALL OF LOT 48 IN BLOCK 3 IN THE SUBDIVISION OF LOTS 4 AND 5 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 41 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 2528 RIDGELAND AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH3176

TAX PARCEL ID/APN: 16-30-231-026-0000

THE SOUTH 1/2 OF LOT 6 IN BLOCK 1 IN JOSEPH L. DONAT'S ADDITION TO BERWYN, BEING A SUBDIVISION OF THE SOUTH 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, (EXCEPT THE WEST 295.16 FEET OF THE SOUTH 295.16 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 2728 S WESLEY AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2740

TAX PARCEL ID/APN: 16-30-407-033-0000

LOT 13 IN BLOCK 7 IN WALTER G. MCINTOSH'S OAK PARK AVENUE ADDITION, BEING A SUBDIVISION OF THE NORTH 3/4 (EXCEPT THE SOUTH 20 ACRES) OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 3125 MAPLE AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH1644

TAX PARCEL ID/APN: 16-31-101-008-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOTS 33 AND 34 IN BLOCK 42 IN ANDREWS AND PIPER THIRD ADDITION TO BERWYN, A SUBDIVISION OF BLOCKS 8 AND 9 IN LAVERGNE SUBDIVISION OF LOTS 1, 2, 32, 33, 34 AND 35 IN BLOCK 36 AND LOTS 1 TO 6 INCLUSIVE AND LOTS 28 TO 35 INCLUSIVE IN BLOCK 37 IN ANDREWS AND PIPERS SECOND ADDITION TO BERWYN, ALSO THAT PART OF 53RD STREET LYING BETWEEN HARLEM AVENUE AND DIVISION AVENUE NOW LOCATED IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 3241 CUYLER AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2148

TAX PARCEL ID/APN: 16-32-112-018-0000

LOT 28 AND THE SOUTH 6 FEET OF LOT 29 IN BLOCK 7 IN SONNESCHEIN AND SOLOMONS ADDITION TO LAVERGNE, BEING A SUBDIVISION IN THE NW 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 3307 S CLARENCE AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2997

TAX PARCEL ID/APN: 16-31-224-003-0000

LOT FORTY TWO (42) AND LOT FORTY THREE (43) IN BLOCK FIVE (5) IN BALDWIN'S SUBDIVISION OF BLOCKS THREE (3), FOURTEEN (14), NINETEEN (19), THIRTY (30), THIRTY-ONE (31) AND THIRTY-THREE (33) AND THOSE PARTS OF 32ND AND 35TH STREET LYING BETWEEN BALDWIN AND HIAWATHA AVENUE IN LAVERGNE, BEING A SUBDIVISION OF ALL THE NORTHWEST QUARTER (1/4) AND THAT PART OF THE NORTHEAST QUARTER (1/4) AND THE SOUTHEAST QUARTER (1/4) AND THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) LYING NORTH OF OGDEN AVENUE IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 3540 S KENILWORTH AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2186

TAX PARCEL ID/APN: 16-31-305-026-0000

LOTS 21 AND 22 IN BLOCK 18 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 3832 E AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2449

TAX PARCEL ID/APN: 16-31-422-088-0000

LOT 4 (EXCEPT THE WEST 172.30 FEET AND EXCEPT THE SOUTH 82.50 FEET THEREOF) IN BLOCK 60 IN OLIVER L. WATSON'S OGDEN AVENUE ADDITION TO BERWYN IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1909 AS DOCUMENT NO. 4343178, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 6435 33RD AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH2493

TAX PARCEL ID/APN: 16-31-220-033-0000

THE EAST 22.83 FEET OF LOT 75 IN BLOCK 16 IN FLEMING AND SILL'S SUBDIVISION OF BLOCKS 1 AND 16 IN LAVERGNE IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL ID: 16-31-220-033-0000

EXHIBIT A-10

STREET ADDRESS: 6438 W SINCLAIR AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH1462

TAX PARCEL ID/APN: 16-31-228-004-0000

LOTS 63 AND 64 IN EMMA A. BALDWIN'S SUBDIVISION OF BLOCK 17 IN LAVERGNE, BEING A SUBDIVISION IN SECTION 31, 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.



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 - FileNumber 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.

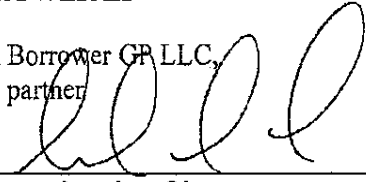
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COOK COUNTY
RECORDER OF DEEDS

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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Property
Cook County Clerk's Office

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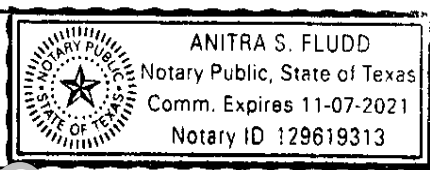
STATEMENT BY GRANTOR AND GRANTEE

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

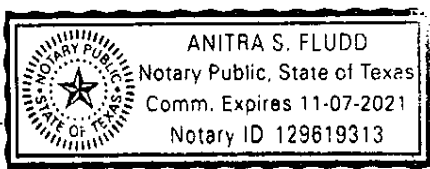


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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