

# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY:**

Patrick W. Walsh, Attorney at Law  
53 Ogden Avenue  
Clarendon Hills, IL 60514  
630-794-0300

**RETURN AFTER RECORDING TO:**

OS National LLC  
3170 Satellite Blvd., Building 700, Ste. 400  
Duluth, Georgia 30096  
Attn: Securitization Dept.

**SEND SUBSEQUENT TAX BILLS TO:**

CERBERUS SFR HOLDINGS II, L.P.  
c/o First Key Homes, LLC  
1850 Parkway Place, Suite 900  
Marietta, Georgia 30067



Doc# 1830416003 Fee \$76.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2018 09:49 AM PG: 1 OF 12

## Special Warranty Deed

THIS AGREEMENT, made October 25, 2018, between **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 Street, Suite 2000, Dallas, Texas 75201, a party of the first part, and **CERBERUS SFR HOLDINGS II, L.P.**, a Delaware 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 First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, Georgia 30067, 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.

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.

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

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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.

[SIGNATURE TO FOLLOW ON NEXT PAGE]

REAL ESTATE TRANSFER TAX 30-Oct-2018



CHICAGO	15,217.50
CTA	6,087.00
<b>TOTAL:</b>	<b>21,304.50 *</b>

13-27-208-011-0000 | 20181001616142 | 1-457-745-056

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 30-Oct-2018



COUNTY:	1,014.50
ILLINOIS:	2,029.00
<b>TOTAL:</b>	<b>3,043.50</b>

13-27-208-011-0000 | 20181001616142 | 0-874-044-576

**COOK COUNTY  
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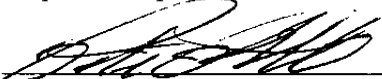
**COOK COUNTY  
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized officer on the day and year first above written.

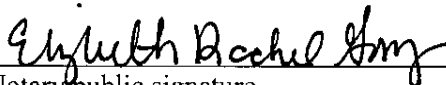
**IH2 PROPERTY ILLINOIS, L.P.**, Delaware limited partnership

By:   
Name: PETER DILELLO  
Title: SENIOR VICE PRESIDENT INVESTMENTS, IMG

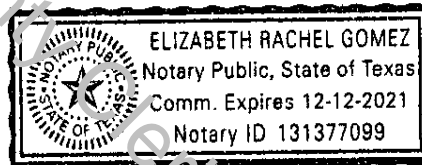
State of Texas, County of Dallas ss.

On this 12th day of October, 2018, before me, the undersigned officer personally appeared PETER DILELLO, SVP, INVESTMENTS, IMG of **IH2 PROPERTY ILLINOIS, L.P.**, 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 **IH2 PROPERTY ILLINOIS, L.P.**, 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 **IH2 PROPERTY ILLINOIS, L.P.**

Witness my hand and official seal.

  
Notary public signature

Commission expires: 12-12-2021



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EXHIBIT "A"

COOK COUNTY  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

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## PROPERTY SCHEDULE

COOK COUNTY  
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Property of Cook County Clerk's Office

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Count	File Number	Address	City	State	Zip	County
1	263-FKC.IN	3021 N KOSTNER AVE	CHICAGO	IL	60641	COOK
2	266-FKC.IN	3042 N LOWELL AVE	CHICAGO	IL	60641	COOK
3	267-FKC.IN	3047 N KILBOURN AVE	CHICAGO	IL	60641	COOK
4	277-FKC.IN	3312 N NEENAH AVE	CHICAGO	IL	60634	COOK
5	279-FKC.IN	3356 N KILBOURN AVE	CHICAGO	IL	60641	COOK
6	300-FKC.IN / 301-FKC.IN	3916 N SAWYER AVE # AVE-1 / # AVE-2	CHICAGO	IL	60618	COOK
7	333-FKC.IN	4724 S TRIPP AVE	CHICAGO	IL	60632	COOK
8	335-FKC.IN	4748 S LEAMINGTON AVE	CHICAGO	IL	60638	COOK
9	342-FKC.IN	5009 W GEORGE ST	CHICAGO	IL	60641	COOK

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## LEGAL DESCRIPTIONS

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## EXHIBIT A-1

STREET ADDRESS: 3021 N KOSTNER AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 263-FKC.IN

TAX PARCEL ID/APN: 13-27-208-011-0000

THE NORTH 32 FEET OF THE WEST 137.5 FEET OF LOT 6 IN BLOCK 8 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-2

STREET ADDRESS: 3042 N LOWELL AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 266-FKC.IN

TAX PARCEL ID/APN: 13-27-208-023-0000

THE NORTH 29 FEET OF THE EAST 96.5 FEET OF LOT 3 IN BLOCK 8 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-3

STREET ADDRESS: 3047 N KILBOURN AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 267-FKC.IN

TAX PARCEL ID/APN: 13-27-113-005-0000

LOT 36 IN BLOCK 7 IN E.G. PAULING'S BELMONT AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 3312 N NEENAH AVE, CHICAGO, IL 60634

COUNTY: COOK

CLIENT CODE: 277-FKC.IN

TAX PARCEL ID/APN: 13-19-422-025-0000

LOT 17 IN WILLIAM F. MULLETT'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 5 IN SEAVERN'S ROSCOE STREET SUBDIVISION OF 741.5 FEET NORTH OF AND ADJOINING THE SOUTH 748.5 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND THE CENTER OF NORTH 64TH STREET, ALSO THE EAST 8 FEET OF THE WEST 1/2 OF BLOCK 5 AFORESAID, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-5

STREET ADDRESS: 3356 N KILBOURN AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 279-FKC.IN

TAX PARCEL ID/APN: 13-22-316-023-0000

LOT 47 IN BLOCK 5 IN GUNN'S SUBDIVISION OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 3916 N SAWYER AVE # AVE-1 / # AVE-2, CHICAGO, IL 60618

COUNTY: COOK

CLIENT CODE: 300-FKC.IN / 301-FKC.IN

TAX PARCEL ID/APN: 13-23-206-031-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 19 IN BLOCK 2 IN JAMES PEASE'S FIRST IRVING PARK BOULEVARD ADDITION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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## EXHIBIT A-7

STREET ADDRESS: 4724 S TRIPP AVE, CHICAGO, IL 60632

COUNTY: COOK

CLIENT CODE: 333-FKC.IN

TAX PARCEL ID/APN: 19-10-202-031-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 38 IN BLOCK 2, IN ARCHER HIGHLANDS, BEING H.H. WESSEL AND COMPANY'S SUBDIVISION OF THE WEST HALF (1/2) OF THE NORTH EAST QUARTER (1/4) (EXCEPT THE WEST 20 ACRES THEREOF), IN SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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## EXHIBIT A-8

STREET ADDRESS: 4748 S LEAMINGTON AVE, CHICAGO, IL 60638

COUNTY: COOK

CLIENT CODE: 335-FKC.IN

TAX PARCEL ID/APN: 19-09-200-036-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 27 IN BLOCK 29 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 4, AND IN THE NORTHEAST 1/4 AND SCUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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3

## EXHIBIT A-9

STREET ADDRESS: 5009 W GEORGE ST, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 342-FKC.IN

TAX PARCEL ID/APN: 13-28-225-017-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE WEST 7.5 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 11 IN FALCONER'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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