

# 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# 1830416010 Fee \$76.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2018 09:55 AM PG: 1 OF 12

## Special Warranty Deed

THIS AGREEMENT, made October 25, 2018, between **THR 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with

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

Rv

Ch:1


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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:	16,046.25
	CTA:	6,418.50
	TOTAL:	22,464.75 *

REAL ESTATE TRANSFER TAX		30-Oct-2018
	COUNTY:	1,069.75
	ILLINOIS:	2,139.50
	TOTAL:	3,209.25

13-29-312-015-0000 | 20181001617285 | 1-666-604-192

13-29-312-015-0000 | 20181001617285 | 1-608-543-392

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

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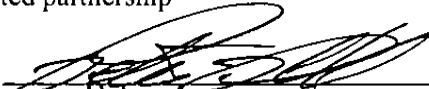
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized officer on the day and year first above written.

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

By:   
Name: Peter DiIello  
Title: Senior Vice President, Investments, IMG

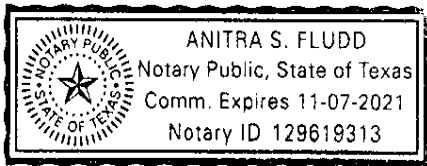
State of Texas, County of Dallas ss.

On this 12<sup>th</sup> day of October, 2018, before me, the undersigned officer personally appeared Peter DiIello, SVP, Investments, IMG of **THR 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 **THR 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 **THR PROPERTY ILLINOIS, L.P.**.

Witness my hand and official seal.

  
Notary public signature

Commission expires:



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Property of Cook County Clerk's Office

**EXHIBIT "A"**

**COOK COUNTY  
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**PROPERTY SCHEDULE**

**COOK COUNTY  
RECORDER OF DEEDS**

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RECORDER OF DEEDS**

PROPERTY OF Cook County Clerks Office

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Count	File Number	Address	City	State	Zip	County
1	239-FKC.IN	2648 N MOODY AVE	CHICAGO	IL	60639	COOK
2	244-FKC.IN	2831 N KOSTNER AVE	CHICAGO	IL	60641	COOK
3	246-FKC.IN	2842 N KEATING AVE	CHICAGO	IL	60641	COOK
4	281-FKC.IN	3414 N KILPATRICK AVE	CHICAGO	IL	60641	COOK
5	326-FKC.IN / 327-FKC.IN	4433 N BERNARD ST / # ST-2	CHICAGO	IL	60625	COOK
6	353-FKC.IN	5119 W NELSON ST	CHICAGO	IL	60641	COOK
7	357-FKC.IN	5143 W FLETCHER ST	CHICAGO	IL	60641	COOK
8	376-FKC.IN	5322 W GEORGE ST	CHICAGO	IL	60641	COOK
9	387-FKC.IN	5539 W WRIGHTWOOD AVE	CHICAGO	IL	60639	COOK

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## LEGAL DESCRIPTIONS

COOK COUNTY  
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## EXHIBIT A-1

STREET ADDRESS: 2648 N MOODY AVE, CHICAGO, IL 60639

COUNTY: COOK

CLIENT CODE: 239-FKC.IN

TAX PARCEL ID/APN: 13-29-312-015-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE NORTH 50 FEET OF LOT 50 IN GRAND HILL SUBDIVISION, BEING THE SOUTH 33 1/3 ACRES OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

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## EXHIBIT A-2

STREET ADDRESS: 2831 N KOSTNER AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 244-FKC.IN

TAX PARCEL ID/APN: 13-27-224-009-0000

LOT 10 IN BLOCK 4, IN J.E. WHITE'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 LYING WEST OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD 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: 2842 N KEATING AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 246-FKC.IN

TAX PARCEL ID/APN: 13-27-122-029-0000

LOT 388 (EXCEPT THE NORTH 16 FEET) AND THE NORTH 19 FEET OF LOT 387 IN KOESTER AND ZANDERS SECOND SECTION LINE ADDITION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 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-4

STREET ADDRESS: 3414 N KILPATRICK AVE, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 281-FKC.IN

TAX PARCEL ID/APN: 13-22-308-039-0000

THE NORTH HALF OF A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 1 IN BLOCK 4 IN SMITH'S ADDITION TO IRVING PARK, A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 5 ACRES OF SAID WEST 1/2 OF THE SOUTH WEST 1/4) ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1871 AND RE-RECORDED JANUARY 3, 1872 IN BOOK 173, PAGE 67 AND BOOK 1 OF PLATES PAGE 12 RESPECTIVELY RUNNING THENCE NORTH ALONG THE WEST LINE OF NORTH KILPATRICK AVENUE 66 FEET MORE OR LESS TO THE SOUTH EAST CORNER OF LOT 24 IN BLOCK 5 IN SAID ADDITION RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 24, 125 FEET MORE OR LESS TO THE SOUTH WEST CORNER OF SAID LOT 24; BEING THE EAST LINE OF AN ALLEY RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY 66 FEET MORE OR LESS TO THE NORTH WEST CORNER OF SAID LOT 1 IN BLOCK 4 AFORESAID, THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-5

STREET ADDRESS: 4433 N BERNARD ST / # ST-2, CHICAGO, IL 60625

COUNTY: COOK

CLIENT CODE: 326-FKC.IN / 327-FKC.IN

TAX PARCEL ID/APN: 13-14-224-009-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 32 IN BLOCK 1 IN F.G. ANDERSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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## EXHIBIT A-6

STREET ADDRESS: 5119 W NELSON ST, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 353-FKC.IN

TAX PARCEL ID/APN: 13-28-212-014-0000

THE EAST 1/2 OF THE WEST 1/2 OF LOT 2 IN BLOCK 13 IN FIELD'S SUBDIVISION OF BLOCKS 13, 14, AND 15 IN FALCONER'S SUBDIVISION OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-7

STREET ADDRESS: 5143 W FLETCHER ST, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 357-FKC.IN

TAX PARCEL ID/APN: 13-28-204-006-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 13 IN WEBER AND WATZC'S RESUBDIVISION OF LOTS 1 TO 5 OF BLOCK 15 IN HEILD'S SUBDIVISION OF BLOCKS 13, 14 AND 15 IN FALCONERS ADDITION IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT A-8

STREET ADDRESS: 5322 W GEORGE ST, CHICAGO, IL 60641

COUNTY: COOK

CLIENT CODE: 376-FKC.IN

TAX PARCEL ID/APN: 13-28-122-031-0000

LOT 23 IN HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NUMBER 23 BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 5539 W WRIGHTWOOD AVE, CHICAGO, IL 60639

COUNTY: COOK

CLIENT CODE: 387-FKC.IN

TAX PARCEL ID/APN: 13-28-316-050-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 3 (EXCEPT THE WEST 18 FEET THEREOF) ALL OF LOT 2 AND THE WEST 2 FEET OF LOT 1 IN BLOCK 4 IN HOWSER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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