

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:
Patrick W. Walsh, P.C.
33 S. Garfield Street
Hinsdale, IL 60521

RETURN AFTER RECORDING TO:
OS National LLC
3097 Satellite Blvd.
Bldg. 700, Ste. 400
Duluth, GA 30096

SEND SUBSEQUENT TAX BILLS TO:
THR PROPERTY ILLINOIS, L.P.
c/o Invitation Homes
1717 Main St., Suite 2000
Dallas, TX 75201



Doc# 2007016012 Fee \$75.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/10/2020 11:33 AM PG: 1 OF 12

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).

ED 3/13/20

Special Warranty Deed

THIS AGREEMENT, made February 25, 2020, between **2017-1 IH BORROWER 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, a party of the first part, and **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 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.

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

SN
P 13
S 1
M
SC Y
E
T M

Chicago
Deed 2

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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.

2017-1 IH BORROWER L.P.,
a Delaware limited partnership

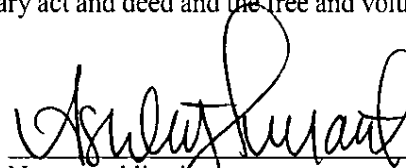
By: 2017-1 IH Borrower G.P. LLC,
a Delaware limited liability company,
its general partner

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

State of Texas, County of Dallas ss.

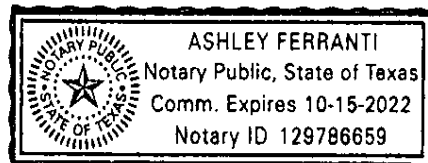
On this 17th day of January, 2020, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2017-1 IH Borrower G.P. LLC, a Delaware limited liability company, which entity is the general partner of **2017-1 IH BORROWER L.P.**, a Delaware limited 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 **2017-1 IH BORROWER 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 **2017-1 IH BORROWER L.P.**

Witness my hand and official seal.



Notary public signature

Commission expires: 10-15-2022



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State of Illinois

Documentary Transfer Tax Declaration – Not to be recorded

Instrument: Special Warranty Deed

Grantor: **2017-1 IH BORROWER L.P.**, a Delaware limited partnership

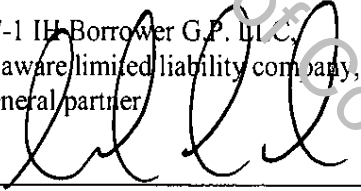
Grantee: **THR PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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).

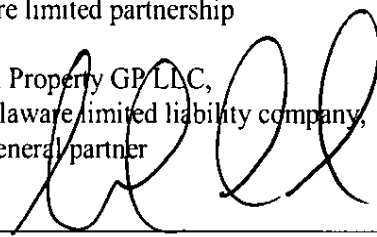
Grantor:
2017-1 IH BORROWER L.P.,
a Delaware limited partnership

By: 2017-1 IH Borrower G.P. LLC,
a Delaware limited liability company,
its general partner


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

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

By: THR Property GP LLC,
a Delaware limited liability company,
its general partner



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

Date: January 17th, 2020

REAL ESTATE TRANSFER TAX		10-Mar-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-29-417-021-0000 | 20200301635654 | 0-657-948-512

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

REAL ESTATE TRANSFER TAX		10-Mar-2020
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-29-417-021-0000 | 20200301635654 | 0-818-331-488

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COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

EXHIBIT "A"

COOK COUNTY
RECORDER OF DEEDS

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**COOK COUNTY
RECORDER OF DEEDS**

PROPERTY SCHEDULE

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

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Count	File Number	Address	City	State	Zip
1	ILCH0635	2554 N MARMORA AVE	CHICAGO	IL	60639
2	ILCH0766	5658 S MAYFIELD AVE	CHICAGO	IL	60638
3	ILCH0437	2851 N MCVICKER ST	CHICAGO	IL	60634
4	ILCH0787	4716 N HAMLIN AVE	CHICAGO	IL	60625
5	ILCH1025	6617 W ROSCOE ST	CHICAGO	IL	60634
6	ILCH0604	4838 W SCHOOL ST	CHICAGO	IL	60641
7	ILCH0713	5908 W 59TH ST.	CHICAGO	IL	60638
8	ILCH0724	6900 W FOSTER AVE	CHICAGO	IL	60656
9	ILCH0464	3116 N MONITOR	CHICAGO	IL	60634
10	ILCH0276	4919 N NEW ENGLAND	CHICAGO	IL	60656

Property of Cook County Clerk's Office

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**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

LEGAL DESCRIPTIONS

**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT A-1

STREET ADDRESS: 2554 N MARMORA AVE, CHICAGO, IL, 60639

COUNTY: COOK

CLIENT CODE: ILCH0635

TAX PARCEL ID/APN: 13-29-417-021-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 29, IN EDWIN M. SCHMIDT'S WRIGHTWOOD AVENUE SUBDIVISION OF LOTS 2 AND 3, IN CIRCUIT COURT PARTITION OF THE WEST HALF OF THE SOUTHEAST QUARTER, (EXCEPT THE SOUTH 33-1/3 ACRES THEREOF), AND THE NORTH HALF OF THE SOUTHWEST QUARTER, (EXCEPT THE SOUTH 33-1/3 ACRES THEREOF), IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 5658 S MAYFIELD AVE, CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH0766

TAX PARCEL ID/APN: 19-17-209-068-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 10 FEET OF LOT 23 AND ALL OF LOT 24 IN BLOCK 44 IN F.H. BARTLETT SECTION ADDITION TO GARFIELD RIDGE, BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 2851 N MCVICKER ST, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH0437

TAX PARCEL ID/APN: 13-29-128-003-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 38 IN WALTER E. GOGOLINSKI'S SUBDIVISION OF BLOCK 9 IN OLIVER L. WATSON'S 5 ACRE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 4716 N HAMLIN AVE, CHICAGO, IL, 60625

COUNTY: COOK

CLIENT CODE: ILCH0787

TAX PARCEL ID/APN: 13-14-103-028-0000

LOT 10 OF RESUBDIVISION OF LOTS 1 TO 36 INCLUSIVE IN BLOCK 1 IN TRYON AND DAVIS 40TH AVENUE ADDITION TO RIVING PARK IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 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-5

STREET ADDRESS: 6617 W ROSCOE ST, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH1025

TAX PARCEL ID/APN: 13-19-419-002-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT ONE HUNDRED EIGHTY-SIX (186) IN THE RESUBDIVISION OF LOTS 145 TO 198 INCLUSIVE IN SCHORSCH VILLA THIRD ADDITION, A RESUBDIVISION IN THE SOUTH EAST QUARTER (S.E. 1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 4838 W SCHOOL ST, CHICAGO, IL, 60641

COUNTY: COOK

CLIENT CODE: ILCH0604

TAX PARCEL ID/APN: 13-21-415-024-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 3 IN HARTZ'S KOSTNER AVENUE AND 99TH STREET SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 5908 W 59TH ST., CHICAGO, IL, 60638

COUNTY: COOK

CLIENT CODE: ILCH0713

TAX PARCEL ID/APN: 19-17-225-068-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 21 (EXCEPT THE EAST 7 1/2 FEET THEREOF) AND LOT 22 (EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 46, IN F. H. BARTLETTS SECOND ADDITION TO GARFIELD RIDGE, BEING A SUBDIVISION OF THE WEST 1/2, OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 6900 W FOSTER AVE, CHICAGO, IL, 60656

COUNTY: COOK

CLIENT CODE: ILCH0724

TAX PARCEL ID/APN: 13-07-132-053-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 52 (EXCEPT THE WEST 5 FEET) IN BLOCK 6 IN MC COLLAM AND KRUGGEL'S ADDITION TO NORWOOD PARK IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 3116 N MONITOR, CHICAGO, IL, 60634

COUNTY: COOK

CLIENT CODE: ILCH0464

TAX PARCEL ID/APN: 13-29-202-032-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 93 IN JOHNSON BROTHERS WESTFIELD ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 3 AND 6 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 4919 N NEW ENGLAND, CHICAGO, IL, 60656

COUNTY: COOK

CLIENT CODE: ILCH0276

TAX PARCEL ID/APN: 13-07-328-011-0000

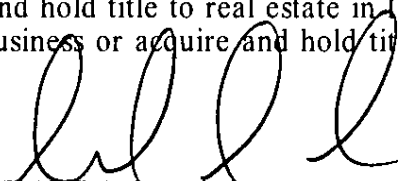
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 143 IN BIG OAKS SUBDIVISION BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 January 17th, 2020

Signature: 
Grantor or Agent

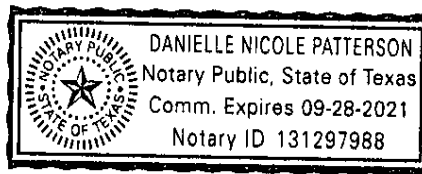
Subscribed and sworn to before me by the

said Jonathan Olsen

this 17th day of January,

2020.


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 January 17th, 2020

Signature: 
Grantee or Agent

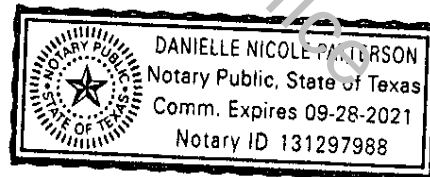
Subscribed and sworn to before me by the

said Jonathan Olsen

this 17th day of January,

2020.


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.]