

Return to:


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Loop Clerking Service, Inc
77 W Washington St, Ste 1414
Chicago IL 60602
312-508-5565

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


20163080620
Doc# 2016308062 Fee \$93.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD H. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 06/11/2020 11:44 AM PG: 1 OF 9

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)


6/9/20

Special Warranty Deed

THIS AGREEMENT, made February 25th, 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.


Exempt from review under Franklin Park document requirements pursuant to Paragraph A(1) of Section 7-10B-4 of the Franklin Park Village Code

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

THR 2916 Rose

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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.

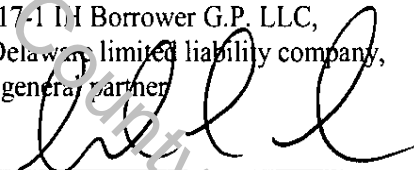
Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

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

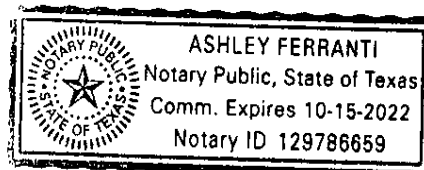
State of Texas, County of Dallas ss.

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



IL Special Warranty Deed

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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

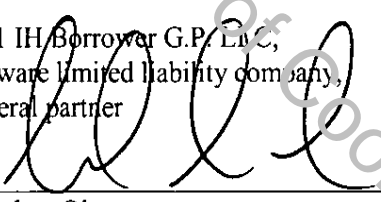
Grantee: **THR PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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).

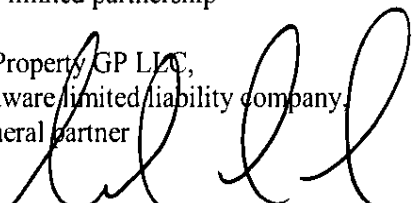
Grantor:
2017-1 IH BORROWER L.P.,
a Delaware limited partnership

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		11-Jun-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
12-26-2015-021-0000		20200601697564 0-990-712-544

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

EXHIBIT "A"

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Property of Cook County Clerk's Office

PROPERTY SCHEDULE

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Count	File Number	Address	City	State	Zip
1	ILCH0882	2916 ROSE ST	FRANKLIN PARK	IL	60131

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

LEGAL DESCRIPTIONS

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EXHIBIT A-1

STREET ADDRESS: 2916 ROSE ST AKA 2916 25TH ST, FRANKLIN PARK, IL, 60131

COUNTY: COOK

CLIENT CODE: ILCH0882

TAX PARCEL ID/APN: 12-28-225-021-0000

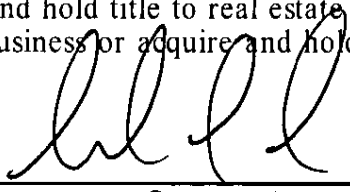
LOTS 36 AND 37 IN BLOCK 14 IN FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND EXCEPT THAT PART OF SAID EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER OF GRAND AVENUE OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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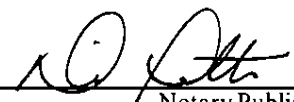
STATEMENT BY GRANTOR AND GRANTEE

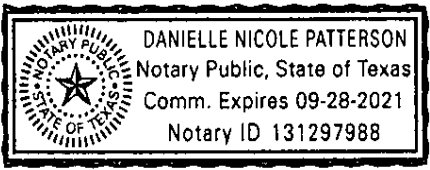
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

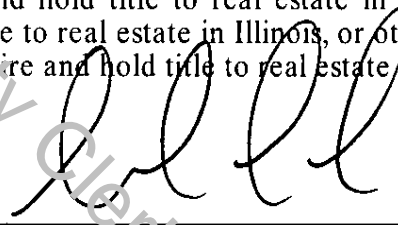
Subscribed and sworn to before me by the
said Jonathan Olsen
this 17th day of January,
2020


Notary Public




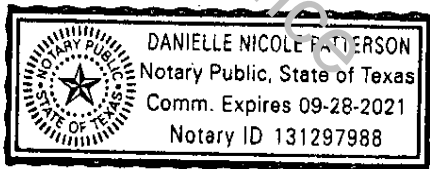
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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