

UNOFFICIAL COPY



Doc# 2107557032 Fee \$77.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/16/2021 04:01 PM PG: 1 OF 14

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

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] 3/5/20

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.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE AS A REAL ESTATE
TRANSACTION
DATE: 2-24-21 TELLER: [Signature]

WHEELING ILLINOIS
Real Estate Transfer Approved
Initials MC Date 3/9/20
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

16-Mar-2021
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
20210301666769 | 1-592-226-320
27-27-103-006-0000

REAL ESTATE TRANSFER TAX

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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.

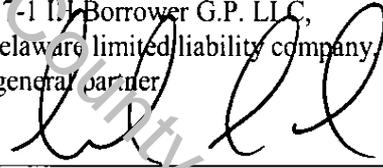
Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

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 I.H. Borrower G.P. LLC,
a Delaware limited liability company
its general partner

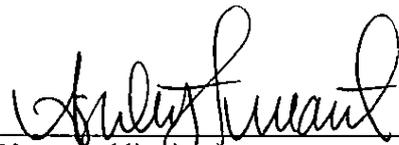
By: 
Name: Jonathan Olsen
Title: Senior Vice President and Managing Director

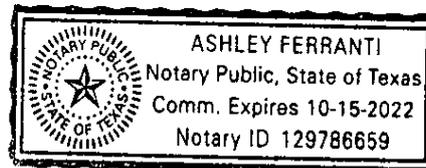
State of Texas, County of Dallas ss.

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.

Commission expires: 10-15-2022


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

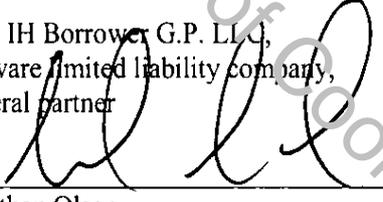
Grantee: **THR PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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).

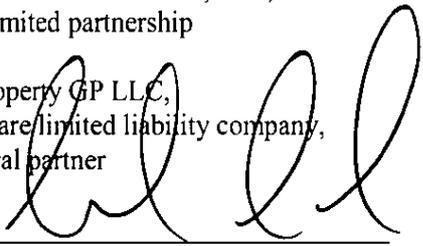
Grantor:
2017-1 IH BORROWER L.P.,
a Delaware limited partnership

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

Property of Cook County Clerk's Office

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COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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

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Count	File Number	Address	City	State	Zip
1	ILCH0377	16737 S 94TH AVE	ORLAND HILLS	IL	60487
2	ILCH0610	1735 CAMBOURNE LN	SCHAUMBURG	IL	60194
3	ILCH0793	3606 EUCLID	BERWYN	IL	60402
4	ILCH0645	373 MORS AVE	WHEELING	IL	60090
5	ILCH0075	7414 161ST ST	TINLEY PARK	IL	60477
6	ILCH0507	7611 W FULLERTON	ELMWOOD PARK	IL	60707
7	ILCH0363	847 8TH	LA GRANGE	IL	60525
8	ILCH0663	905 SHERMAN AVE	MELROSE PARK	IL	60160
9	ILCH0252	9326 S 54TH CT	OAK LAWN	IL	60453
10	ILCH0548	1105 S ROBERT	MOUNT PROSPECT	IL	60056

 7-6-2020
VILLAGE OF SCHAUMBURG
 REAL ESTATE TRANSFER TAX
 39068 \$ 0

EXEMPT
VILLAGE OF MELROSE PARK
 Ordinance No. 687
905 Sherman St.
 Address of Property
MAI 3/1/21
 Approved Date

VILLAGE OF MOUNT PROSPECT
 REAL ESTATE TRANSFER TAX
FEB 22 2021
 49818 EXEMPT



Village of Elmwood Park
 Transfer Stamp
EXEMPT

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COOK COUNTY
RECORDER OF DEEDS

LEGAL DESCRIPTIONS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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EXHIBIT A-1

STREET ADDRESS: 16737 S 94TH AVE, ORLAND HILLS, IL, 60487

COUNTY: COOK

CLIENT CODE: ILCH0377

TAX PARCEL ID/APN: 27-27-103-006-0000

LOT 6 IN WESTHAVEN HOMES RESUBDIVISION, BEING A RESUBDIVISION OF WESTHAVEN HOMES UNIT NUMBER 1 AND WESTHAVEN HOMES UNIT NUMBER 2, IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1961 AS DOCUMENT 18311372, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 1735 CAMBOURNE LN, SCHAUMBURG, IL, 60194

COUNTY: COOK

CLIENT CODE: ILCH0610

TAX PARCEL ID/APN: 07-20-107-006-0000

LOT 160 IN STRATHMORE OF SCHAUMBURG UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1969 AS DOCUMENT 20822189, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 3606 EUCLID, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH0793

TAX PARCEL ID/APN: 16-31-400-033-0000

LOT 15 IN BLOCK 2 IN BERWYN TERRACE, BEING A SUBDIVISION OF LOTS 53, 54, 55 AND 56 IN CIRCUIT COURT PARTITION OF PARTS OF SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF SECTION 1 AND OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 373 MORS AVE, WHEELING, IL, 60090

COUNTY: COOK

CLIENT CODE: ILCH0645

TAX PARCEL ID/APN: 03-12-107-042-0000

LOT 1 IN KAY-MILLER'S RE-SUBDIVISION OF LOTS 1 TO 7 BOTH INCLUSIVE, IN J.R. WILLENS RE-SUBDIVISION OF LOTS 90 TO 95 BOTH INCLUSIVE, LOT 130, ALL OF THE VACATED ALLEY LYING BETWEEN LOTS 93, 94, 95 AND 130, ALSO THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 90, 91, 92, AND ALL OF VACATED WOLF ROAD LYING BETWEEN LOTS 90 TO 95 BOTH INCLUSIVE, A SUBDIVISION IN MOR'S FARM SYNDICATE SUBDIVISION UNIT NO. 1, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 11, AND THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-5

STREET ADDRESS: 7414 161ST ST, TINLEY PARK, IL, 60477

COUNTY: COOK

CLIENT CODE: ILCH0075

TAX PARCEL ID/APN: 27-24-205-021-0000

LOT 111 IN BREMEN TOWNE ESTATES UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 7611 W FULLERTON, ELMWOOD PARK, IL, 60707

COUNTY: COOK

CLIENT CODE: ILCH0507

TAX PARCEL ID/APN: 12-36-104-003-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 6 IN BLOCK 9 IN MARWOOD'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 25 AND 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED JUNE 2, 1913 AS DOCUMENT 5197471, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS: 847 8TH, LA GRANGE, IL, 60525

COUNTY: COOK

CLIENT CODE: ILCH0363

TAX PARCEL ID/APN: 18-09-220-010-0000

THE SOUTH 97 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 905 SHERMAN AVE, MELROSE PARK, IL, 60160

COUNTY: COOK

CLIENT CODE: ILCH0663

TAX PARCEL ID/APN: 15-03-436-025-0000

LOT 585 IN WINSTON PARK UNIT 2, A SUBDIVISION OF SECTION 2 AND SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16628779 IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-9

STREET ADDRESS: 9326 S 54TH CT, OAK LAWN, IL, 60453

COUNTY: COOK

CLIENT CODE: ILCH0252

TAX PARCEL ID/APN: 24-04-319-035-0000 AND 24-04-319-036-0000

LOTS 13 AND 14 IN BLOCK 18 IN L.E. CRANDELL OAK LAWN SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 1105 S ROBERT, MOUNT PROSPECT, IL, 60056

COUNTY: COOK

CLIENT CODE: ILCH0548

TAX PARCEL ID/APN: 08-14-115-003-0000

LOT 3 IN BLOCK 3 IN ELK RIDGE VILLA UNIT NUMBER 1, BEING A SUBDIVISION IN THE WEST HALF OF THE WEST HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 26, 1958 AS DOCUMENT NUMBER 1831547 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED AS DOCUMENT NUMBER 1832286, IN COOK COUNTY, ILLINOIS.



**CERTIFICATE OF REAL ESTATE
TRANSFER TAX EXEMPTION**

9326 S 54TH CT

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 17TH day of MARCH, 2020

Dr. Sandra Bury
Village President

Jane M. Quinlan, MMC
Village Clerk

Randy Palmer
Interim Acting
Village Manager

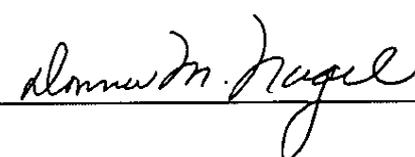
Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
Thomas E. Phelan
Bud Stalker
Terry Vorderer



Brian J. Hanigan
Director of Finance & Administrative Services

SUBSCRIBED and SWORN to before me this

17TH Day of MARCH, 2020





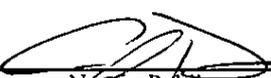
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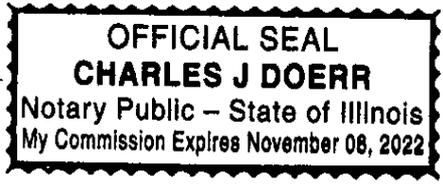
STATEMENT BY GRANTOR AND GRANTEE

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 March 12, 2021 Signature: 
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 21st day of March
2021


Notary Public

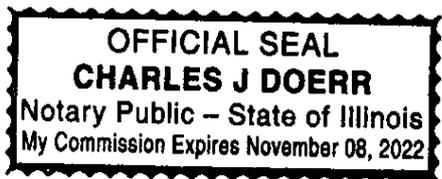


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 12, 2021 Signature: 
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 21st day of March
2021


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.]