


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



2107557033D

Doc# 2107557033 Fee \$79.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 03/16/2021 04:03 PM PG: 1 OF 15

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).

[Handwritten Signature] 3/15/21

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 ___ OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION
DATE _____ TELLER _____

EXEMPTION APPROVED

[Signature]
Steven E. Drazier, CFO
Village of Oak Park



THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH D OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION
DATE 2-24-21 TELLER [Signature]

REAL ESTATE TRANSFER TAX

15-Mar-2021

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

07-21-206-019-0000 | 20210301666440 | 0-158-657-040

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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

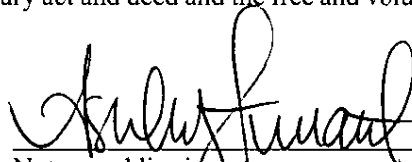
By: 2017-1 IH Borrower G.P. LLC,
a Delaware limited liability company,
its general partner

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

State of Texas, County of Dallas ss.

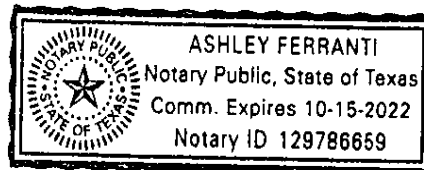
On this 17th day of January, 2020, before me, the undersigned officer personally appeared Jonathan Olsen, Senior Vice President and Managing Director of 2017-1 IH Borrower G.P. LLC, a Delaware limited liability company, which entity is the general partner of **2017-1 IH BORROWER L.P.**, a Delaware limited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

EXEMPTION APPROVED


Steven E. Drazier, CFO
Village of Oak Park

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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

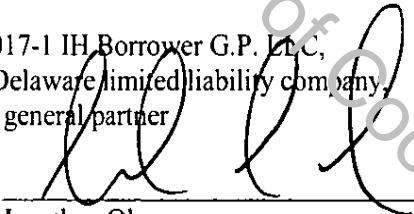
Grantee: **THR PROPERTY ILLINOIS, L.P.**, a Delaware limited partnership

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).

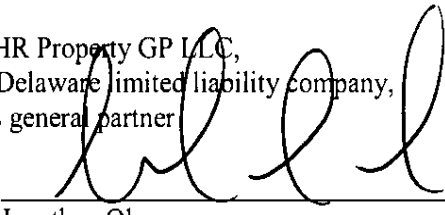
Grantor:
2017-1 IH BORROWER L.P.,
a Delaware limited partnership

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

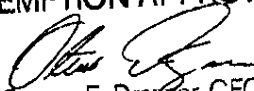
Grantee:
THR PROPERTY ILLINOIS, L.P.,
a Delaware limited partnership

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

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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COOK COUNTY
RECORDER OF DEEDS

EXHIBIT "A"

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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**COOK COUNTY
RECORDER OF DEEDS**

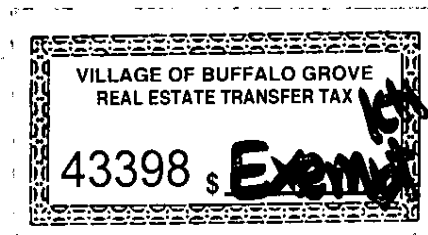
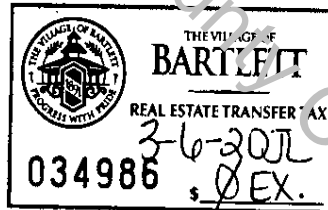
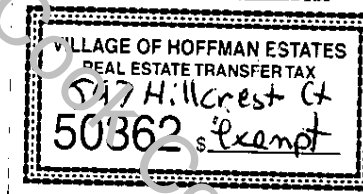
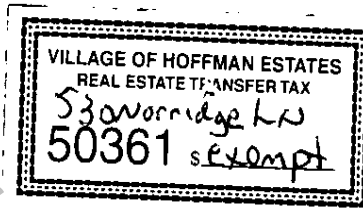
PROPERTY SCHEDULE

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY

| Count | File Number | Address | City | State | Zip |
|-------|-------------|---------------------|-----------------|-------|-------|
| 1 | ILCH0293 | 530 NORRIDGE LN | HOFFMAN ESTATES | IL | 60169 |
| 2 | ILCH0151 | 5901 W. 99TH STREET | OAK LAWN | IL | 60453 |
| 3 | ILCH0261 | 656 WHITE OAK LN | BARTLETT | IL | 60103 |
| 4 | ILCH0589 | 803 JUNIPER | GLENVIEW | IL | 60025 |
| 5 | ILCH0435 | 1110 N LOMBARD AVE | OAK PARK | IL | 60302 |
| 6 | ILCH0531 | 1302 ELMWOOD AVE | BERWYN | IL | 60402 |
| 7 | ILCH0362 | 16142 GROVE AVE | OAK FOREST | IL | 60452 |
| 8 | ILCH0621 | 392 INDIAN HILL DR | BUFFALO GROVE | IL | 60089 |
| 9 | ILCH0556 | 5953 W 89TH ST | OAK LAWN | IL | 60453 |
| 10 | ILCH0451 | 597 HILLCREST CT | HOFFMAN ESTATES | IL | 60169 |



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COOK COUNTY
RECORDER OF DEEDS

LEGAL DESCRIPTIONS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A-1

STREET ADDRESS: 530 NORRIDGE LN, HOFFMAN ESTATES, IL, 60169

COUNTY: COOK

CLIENT CODE: ILCH0293

TAX PARCEL ID/APN: 07-21-206-019-0000

LOT FIVE (5) IN BLOCK SEVENTY SIX (76) IN HOFFMAN ESTATES V, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 24, 1957, AS DOC. NO. LR1750156, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 5901 W. 99TH STREET, OAK LAWN, IL, 60453

COUNTY: COOK

CLIENT CODE: ILCH0151

TAX PARCEL ID/APN: 24-08-413-013-0000

LOT 73 IN PASQUINELLIS 1ST ADDITION TO BARNELL ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-3

STREET ADDRESS: 656 WHITE OAK LN, BARTLETT, IL, 60103

COUNTY: COOK

CLIENT CODE: ILCH0261

TAX PARCEL ID/APN: 06-27-105-014-0000

LOT 120 IN WALNUT HILLS, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BARTLETT, COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 803 JUNIPER, GLENVIEW, IL, 60025

COUNTY: COOK

CLIENT CODE: ILCH0589

TAX PARCEL ID/APN: 05-31-305-078-0000

LOT 2 IN THE GERALD H. TABOR SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-5

STREET ADDRESS: 1110 N LOMBARD AVE, OAK PARK, IL, 60302

COUNTY: COOK

CLIENT CODE: ILCH0435

TAX PARCEL ID/APN: 16-05-110-016-0000

LOT 16 IN BLOCK 7 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-6

STREET ADDRESS: 1302 ELMWOOD AVE, BERWYN, IL, 60402

COUNTY: COOK

CLIENT CODE: ILCH0531

TAX PARCEL ID/APN: 16-19-214-022-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 2 IN HAPPY HOMES SUBDIVISION OF BLOCK 31 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 300 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-7

STREET ADDRESS: 16142 GROVE AVE, OAK FOREST, IL, 60452

COUNTY: COOK

CLIENT CODE: ILCH0362

TAX PARCEL ID/APN: 28-21-212-023-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 11 IN BLOCK 12 IN W. F. KAISER AND COMPANY'S ARBOR PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD AND EXCEPT THAT PART LYING NORTHWEST OF RAILROAD AND ALL IMPROVEMENTS THEREUNDER) IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-8

STREET ADDRESS: 392 INDIAN HILL DR, BUFFALO GROVE, IL, 60089

COUNTY: COOK

CLIENT CODE: ILCH0621

TAX PARCEL ID/APN: 03-05-121-013-0000

LOT 423 IN STRATHMORE IN BUFFALO GROVE UNIT 2, IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 08, 1968 AS DOCUMENT NUMBER 20483442, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-9

STREET ADDRESS: 5953 W 89TH ST, OAK LAWN, IL, 60453

COUNTY: COOK

CLIENT CODE: ILCH0556

TAX PARCEL ID/APN: 24-05-216-042-0000

LOT 52 AND THE EAST 1/2 OF LOT 53 IN FRANK DELUGACH'S FLORENCE HIGHLANDS SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART LYING EAST OF THE WEST LINE OF THE EAST 22 ACRES OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-10

STREET ADDRESS: 597 HILLCREST CT, HOFFMAN ESTATES, IL, 60169

COUNTY: COOK

CLIENT CODE: ILCH0451

TAX PARCEL ID/APN: 07-09-204-052-0000

LOT 52 IN BLOCK 153 IN THE HIGHLANDS AT HOFFMAN ESTATES XIII, BEING A SUBDIVISION OF PART OF THE EAST HALF OF FRACTIONAL SECTION 4, TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 9, AND PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1961 AS DOCUMENT 18173137, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS.

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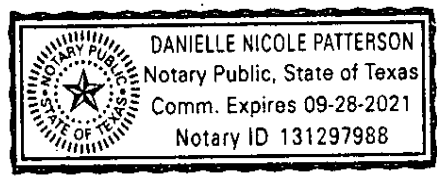
STATEMENT BY GRANTOR AND GRANTEE

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: [Signature]
Grantor or Agent

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

[Signature]
Notary Public

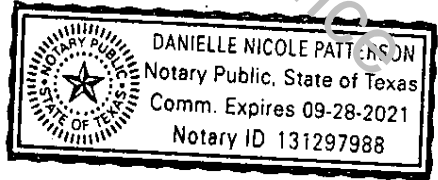


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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

[Signature]
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.]

EXEMPTION APPROVED

[Signature]
Steven E. Drazner, CFO
Village of Oak Park



**CERTIFICATE OF REAL ESTATE
TRANSFER TAX EXEMPTION**

5953 W 89TH ST

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

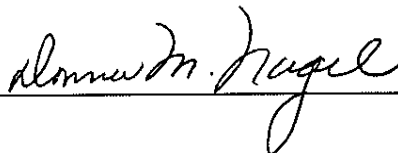
Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
Thomas E. Phelan
Bud Stalker
Terry Vorderer



Brian J. Harigan
Director of Finance & Administrative Services

SUBSCRIBED and SWORN to before me this

17TH Day of MARCH, 2020







**CERTIFICATE OF REAL ESTATE
TRANSFER TAX EXEMPTION**

5901 W 99TH ST

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

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Village President

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Brian J. Harigan
Director of Finance & Administrative Services

SUBSCRIBED and SWORN to before me this

17TH Day of MARCH, 2020

