

# UNOFFICIAL COPY



\*22277130290\*

Doc# 2227713029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2022 10:38 AM PG: 1 OF 10

*Prepared by and*

**RETURN AFTER RECORDING TO:**

OS National LLC  
Attn: Institutional Transactions Dept.  
3097 Satellite Blvd.  
Building 700, Ste. 400  
Duluth, GA 30096

**SEND SUBSEQUENT TAX BILLS TO:**

American Homes 4 Rent Properties One, LLC  
23975 Park Sorrento, Suite 300  
Calabasas, California 91302

**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) *11/30/22*

**THE TITLE TO THIS PROPERTY WAS NOT EXAMINED BY THE ATTORNEYS WHO PREPARED THIS DEED, AND SAID ATTORNEY HAS NOT EXPRESSED ANY OPINION ABOUT THE TITLE TO THE PROPERTY OR THE LEGAL DESCRIPTION OF THE PROPERTY CONTAINED IN THIS DEED.**

## Special Warranty Deed

THIS AGREEMENT, made September 28, 2022, between **AMH 2015-1 BORROWER, LP**, a limited partnership, formerly known as AMH 2015-1 Borrower, LLC, a limited liability company, 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 23975 Park Sorrento, Suite 300, Calabasas, California 91302, as party of the first part, and **AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC**, a limited liability company, 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 23975 Park Sorrento, Suite 300, Calabasas, California 91302, 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.

IL - DEED

*Cook*  
*245-1*

**REAL ESTATE TRANSFER TAX**

04-Oct-2022



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

31-35-306-049-0000

|20221001656401 | 2-133-806-672

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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.

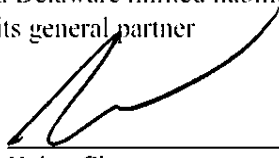
[SIGNATURE(S) TO FOLLOW ON NEXT PAGE]

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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.

**AMH 2015-1 BORROWER, LP.**  
a Delaware limited partnership

By: AMH 2015-1 BORROWER GP, LLC,  
a Delaware limited liability company,  
its general partner

By:  (SEAL)  
Name: Helen Cho  
Title: Vice President

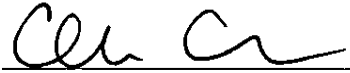
*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.*

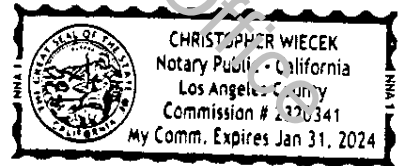
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On August 3, 2022 before me, Christopher Wiecek, personally appeared Helen Cho, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Notary Public, State of California

My Commission Expires:

1/31/2024

County of Residence:

Los Angeles

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State of Illinois

Documentary Transfer Tax Declaration — Not to be recorded

Instrument: Special Warranty Deed

Grantor: **AMH 2015-1 BORROWER, LP**, a Delaware limited partnership

Grantee: **AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC**, a Delaware limited liability company

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:**  
**AMH 2015-1 BORROWER, LP**, a Delaware limited partnership

By: AMH 2015-1 BORROWER GP, LLC,  
a Delaware limited liability company,  
its general partner

By: \_\_\_\_\_  
Name: Helen Cho  
Its: Vice President

**Grantee:**  
**AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC**, a Delaware limited liability company

By: \_\_\_\_\_  
Name: Helen Cho  
Its: Vice President

Date: 8/3/2022

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COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

EXHIBIT "A"

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## PROPERTY SCHEDULE

Address	City	County	State	Zip
22904 S LAWNSDALE AVENUE	RIGHTON PARK	COOK	IL	60471
3134 W HOLDEN CIRCLE	MATTESON	COOK	IL	60443
6426 GRAY HAWK	MATTESON	COOK	IL	60443

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**COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387**

Property of Cook County Clerk's Office

## LEGAL DESCRIPTIONS

**COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387**

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## EXHIBIT A-2

STREET ADDRESS: 22904 SOUTH LAWNDALE AVENUE, RICHTON PARK, IL 60471

COUNTY: COOK

CLIENT CODE: IL12131

TAX PARCEL ID/APN: 31-35-306-049-0000

LOT 35 IN UNIT NO.1 FALCON CREST ESTATES, A RESUBDIVISION OF O. RUETER & COMPANY'S RICHTON PARK, OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED DECEMBER 11, 1992 AS DOCUMENT NO. 92933862, AND AMENDED FROM TIME TO TIME.

\*\*\*

## EXHIBIT A-3

STREET ADDRESS: 3134 WEST HOLDEN CIRCLE, MATTESON, IL 60443

COUNTY: COOK

CLIENT CODE: IL12188

TAX PARCEL ID/APN: 31-25-108-019-0000

LOT 65 IN HOLDEN PARK, BEING A SUBDIVISION IN PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26 IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1999 AS DOCUMENT NO. 99365221, IN COOK COUNTY, ILLINOIS.

\*\*\*



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EXHIBIT A-6

STREET ADDRESS: 6426 GRAY HAWK, MATTESON, IL 60443

COUNTY: COOK

CLIENT CODE: IL12588

TAX PARCEL ID/APN: 31-19-407-016-1044

UNIT NUMBER 258-2 IN THE POINTE AT GLENEAGLE TRAIL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS IN THE POINTE RESUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 2005 AS DOCUMENT 0535710066, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

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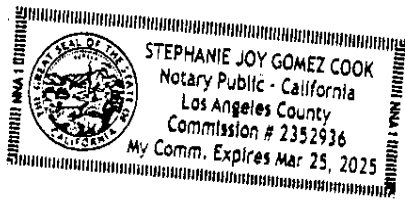
STATEMENT BY GRANTOR AND GRANTEE

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 August 3, 2022 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said Helen Cho  
this 3 day of August  
2022

[Signature]  
Notary Public

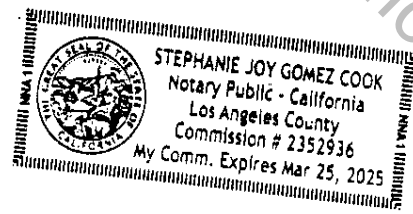


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 3, 2022, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said Helen Cho  
this 3 day of August  
2022

[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.]