

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of Bronzeville Family Apartments Redevelopment Agreement (the “**Agreement**”) dated as of June 1, 2011, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Housing and Economic Development (“**HED**”), and Bronzeville Associates, an Illinois limited partner (the “**Developer**”) and Grand Boulevard Housing LLC, an Illinois limited liability company (the “**General Partner**”); the City, by and through its Department of Housing and Economic Development (as successor to DCD) hereby certifies effective as of the 23rd of October, 2013, as follows:

1. Completion of the Project. The Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement.

2. Other provisions of the Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer’s obligation to complete the Project, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed.

CITY OF CHICAGO

By: 

James Horan
Deputy Commissioner, TIF Division
Department of Housing and Economic Development

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Patricia Sulewski, a notary public in and for the said County, in the State aforesaid, DO
HEREBY CERTIFY that James Horan, personally known to me to be a Deputy Commissioner in the
Department of Housing and Economic Development of the City of Chicago (the City), and personally
known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before
me this day in person and acknowledged that he signed, sealed, and delivered said instrument pursuant to
the authority given to him by the City, as his free and voluntary act and as the free and voluntary act of the
City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of October, 2013.



Patricia Sulewski

Notary Public

My Commission Expires 5/7/14

EXHIBIT A

To Certificate of Component Completion dated effective 23rd day of October, 2013

Legal Description for the
Project as defined in Bronzeville Family Apartments
Redevelopment Agreement

The legal description of the Project Site follows this Exhibit cover sheet.

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EXHIBIT B

PARCEL 1:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF VARIOUS LOTS, PARTS OF VACATED STREETS AND ALLEYS AND PART OF EAST 40TH STREET FALLING WITHIN A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 IN BLOCK 7 IN CLEAVER AND SHERMAN'S SUBDIVISION OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES AND THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, SAID POINT OF BEGINNING BEING ALSO THE INTERSECTION OF THE NORTH LINE OF EAST 40TH STREET WITH THE WESTERLY LINE OF SOUTH VINCENNES AVENUE (THE NORTH LINE OF SAID EAST 40TH STREET HAVING A BEARING OF NORTH 89 DEGREES 58 MINUTES 05 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 10 DEGREES 27 MINUTES 49 SECONDS WEST ALONG SAID WESTERLY LINE OF SOUTH VINCENNES AVENUE AND ALONG SAID WESTERLY LINE EXTENDED, A DISTANCE OF 89.11 FEET TO THE INTERSECTION OF SAID WESTERLY LINE WITH A LINE 21.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 41 IN BLOCK 1 IN McKEY'S ADDITION TO HYDE PARK, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 79 DEGREES 32 MINUTES 11 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 133.87 FEET TO THE WEST LINE OF SAID LOT 41; THENCE NORTH 00 DEGREES 01 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 41, A DISTANCE OF 3.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 41, BEING A POINT ON THE SOUTH LINE OF EAST 40TH STREET; THENCE NORTH 89 DEGREES 58 MINUTES 05 SECONDS WEST ALONG SAID SOUTH LINE OF EAST 40TH STREET AND ALONG SAID SOUTH LINE EXTENDED, A DISTANCE OF 546.60 FEET TO A POINT ON SAID SOUTH LINE OF EAST 40TH STREET, SAID POINT BEING 47.10 FEET EAST OF THE INTERSECTION OF SAID SOUTH LINE OF EAST 40TH STREET WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 28 TO 39, INCLUSIVE, IN JOHN G. EARLE'S RESUBDIVISION OF THE EAST HALF OF BLOCK 5 AND THE WEST HALF OF BLOCK 6 IN SAID CLEAVER AND SHERMAN'S SUBDIVISION; THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 55.44 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 17.54 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 82.80 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 156.68 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 88.36 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 160.84 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 151.49 FEET TO A LINE BEARING NORTH 89

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DEGREES 40 MINUTES 31 SECONDS WEST FROM A POINT ON THE WESTERLY LINE OF SOUTH VINCENNES AVENUE, SAID POINT BEING 18.0 FEET, AS MEASURED ALONG SAID WESTERLY LINE, NORTHERLY OF THE NORTHEAST CORNER OF BLOCK 7 IN SAID CLEAVER AND SHERMAN'S SUBDIVISION; THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 350.52 FEET TO A POINT ON THE WESTERLY LINE OF SOUTH VINCENNES AVENUE, SAID POINT BEING 18.0 FEET, AS MEASURED ALONG SAID WESTERLY LINE, NORTHERLY OF THE NORTHEAST CORNER OF BLOCK 7 IN SAID CLEAVER AND SHERMAN'S SUBDIVISION; THENCE SOUTH 10 DEGREES 27 MINUTES 49 SECONDS WEST ALONG SAID WESTERLY LINE OF SOUTH VINCENNES AVENUE AND ALONG SAID WESTERLY LINE EXTENDED, A DISTANCE OF 295.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (CONTAINING 179,451 SQUARE FEET OR 4.1196 ACRES)

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PARKING, DRIVEWAY, RESIDENTIAL AND LANDSCAPE PURPOSES, INGRESS AND EGRESS OVER A PORTION OF 40TH STREET AS FURTHER DESCRIBED IN AND PURSUANT TO THAT CERTAIN DECLARATION AND GRANT OF EASEMENT DATED APRIL 29, 1983 AND RECORDED AS DOCUMENT NO. 26661378 AND FILED AS LR3315079 IN COOK COUNTY, ILLINOIS BY AND BETWEEN THE CITY OF CHICAGO, AS GRANTOR, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 29, 1982, AND KNOWN AS TRUST NO. 56061, AS GRANTEE, COVERING THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF EAST 40TH STREET BEING 60 FEET IN WIDTH AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE, AND SAID LINE EXTENDED, OF BLOCKS 5, 6 AND 7 IN CLEAVER AND SHERMAN'S SUBDIVISION OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES AND THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE WEST LINE, EXTENDED SOUTH, OF LOT 28 IN JOHN G. EARLE'S RESUBDIVISION OF THE EAST HALF OF BLOCK 5 AND THE WEST HALF OF BLOCK 6 IN CLEAVER AND SHERMAN'S SUBDIVISION, AFORESAID, LYING WEST OF AND ADJOINING THE WESTERLY LINE OF SOUTH VINCENNES AVENUE AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF BLOCK 1 IN MCKEY'S ADDITION TO HYDE PARK, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1882 AS DOCUMENT NO. 424229, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

A NON-EXCLUSIVE, PERPETUAL AND RECIPROCAL EASEMENTS FOR ACCESS, INGRESS AND EGRESS OVER ALL PAVED ACCESS WAYS; FOR THE PARKING OF PASSENGER AUTOMOBILES IN THE PARKING AREAS; AND UNDER AND ACROSS THOSE PARTS OF THE COMMON AREAS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER MAINS, STORM DRAINS, SEWERS, TELEPHONE OR ELECTRICAL CONDUITS OR SYSTEMS, CABLE, GAS MAINS AND OTHER UTILITY FACILITIES; OF USE, WITH RESIDENTS AND GUESTS OF OTHER PARCELS, OF THE AMENITIES, AS SUCH AMENITIES ARE DEFINED OVER THE PROPERTY AS FURTHER DESCRIBED IN AND PURSUANT TO THAT CERTAIN DECLARATION OF CROSS EASEMENTS DATED AS OF JUNE 1, 2011 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 21, 2011 AS DOCUMENT NUMBER 1117218058 BY PAUL G. STEWART APARTMENTS ASSOCIATES, PHASE IV, AN ILLINOIS LIMITED PARTNERSHIP, COVERING THE REAL ESTATE FURTHER DESCRIBED IN SAID DECLARATION OF CROSS EASEMENTS.

PIN: 20-03-205-033, 20-03-205-034, 20-03-205-035, 20-03-501-010-6001, 20-03-501-010-6002, and 20-03-501-010-6003

COMMON ADDRESS: 400 East 41st Street, Chicago, IL 60653

