



Doc#: 0425912102  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 09/15/2004 04:26 PM Pg: 1 of 4

This agreement was prepared by  
and after recording please return to:  
Kathy Feingold, City of Chicago  
Department of Planning and Development  
121 N. LaSalle, Room 1101  
Chicago, IL 60602

### CERTIFICATE OF COMPLETION OF CONSTRUCTION

**PURSUANT TO** Section 7.01 of the North-Cicero Redevelopment Agreement (the "Agreement") dated as of November 24, 1999, by and between the City of Chicago, an Illinois municipal corporation (the "City"), and, North and Cicero Development L.L.C. (the "Developer"), an Illinois limited liability company (the "Company"), the City, by and through its Department of Planning and Development hereby certifies as follows:

1. Completion of the Project. The Company 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 Company'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 of Construction to be executed this 6th day of August, 2004.

**CITY OF CHICAGO**

By:   
Robert Kunze  
Deputy Commissioner  
Department of Planning and Development

8000550

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, Yolanda Quesada, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Kunze, personally known to me to be a Deputy Commissioner of the Department of Planning and 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 6th day of August, 2004.

Yolanda Quesada  
Notary Public

My Commission Expires Aug. 17, 2005



EXHIBIT A

To Certificate of Completion of Completion dated August 6, 2004

**Legal Description of the**  
**Project as defined in the North and Cicero Development L.L.C.**  
**Redevelopment Agreement**

ALL THAT PART OF BLOCKS 1,2,7,8 AND ALL VACATED STREETS AND ALLEYS VACATED BY DOCUMENTS 15138514, 11921246 AND 4591953, IN KOCHERSPERGER AND THOMPSON'S NORTH AVENUE SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 THRU 12 IN THE RESUBDIVISION OF PARTS OF BLOCKS 7 AND 8 IN KOCHERSPERGER AND THOMPSON'S NORTH AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 11, 1936 AS DOCUMENT 11921245 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 8, SAID POINT BEING THE INTERSECTION OF THE SOUTH LINE OF NORTH AVENUE WITH THE EAST LINE OF LAVERNGE AVENUE; THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS EAST (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID NORTH AVENUE, 1250.96 FEET TO A POINT ON THE WEST LINE OF N. CICERO AVENUE AS DEEDED PER QUIT FLAIM TO THE PEOPLE OF THE STATE OF ILLINOIS RECORDED FEBRUARY 7, 1980 AS DOCUMENT 25353090; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID N. CICERO AVENUE THE FOLLOWING 4 COURSES, SOUTH 45 DEGREES 05 MINUTES 34 SECONDS EAST, 14.13 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 17 SECONDS EAST, 185.0 FEET; THENCE SOUTH 1 DEGREE 57 MINUTES 50 SECONDS EAST, 300.17 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 17 SECONDS EAST, 84.76 TO THE NORTH LINE OF LEMOYNE AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF LEMOYNE AVENUE, 1270.52 FEET TO THE EAST LINE OF LAVERNGE AVENUE, BEING THE SOUTHWEST CORNER OF SAID BLOCK 7; THENCE NORTH 0 DEGREES 05 MINUTES 55 SECONDS WEST, ALONG THE EAST LINE OF SAID LAVERNGE AVENUE 578.70 FEET; TO THE POINT OF BEINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

To Certificate of Completion of Construction dated August 6, 2004

Street Address of the  
Project as defined in the North and Cicero Development, L.L.C.  
Redevelopment Agreement

Street Address commonly  
known as:

**\* 4800-4959 W. North Avenue, Chicago, IL 60639**  
**\* 1506-1524 N. Cicero Avenue, Chicago, IL 60639**

Permanent Index Number(s):

- 16-04-212-007-0000
- 16-04-212-008-0000
- 16-04-212-009-0000
- 16-04-212-010-0000
- 16-04-212-011-0000
- 16-04-204-008-0000
- 16-04-204-009-0000