

SIGNED ORIGINAL

S:\Finance\Nyberg\Footwear\Certificate of Completion -01-18-2011.wpd  
Draft  
01/18/2011

This agreement was prepared by  
and after recording return to:  
William A. Nyberg, Esq.  
City of Chicago Law Department  
121 North LaSalle Street, Room 600  
Chicago, IL 60602

This space reserved for Recorder's use only

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain Footwear Factory Redevelopment Agreement dated as of February 16, 2006 and recorded on February 16, 2006 as document number 0604732120 in the office of the Cook County Recorder of Deeds (the "**Agreement**") by and among the City of Chicago, an Illinois municipal corporation ("**City**") and Footwear Factory Development Corp., an Illinois corporation, 3963 West Belmont Residential Property LLC, an Illinois limited liability company, and 3927 West Belmont Commercial Property LLC, an Illinois limited liability company, jointly and severally, and collectively defined in the Agreement as the "**Developer**", the City, by and through its Department of Housing and Economic Development (f/k/a the Department of Community Development and also f/k/a Department of Planning and Development), hereby certifies as follows:

1. Completion of the Project. 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 Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to Developer's obligation to complete the Project, which the City hereby certifies has been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in full 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.

[signature page follows]



EXHIBIT A

Legal Description

**PARCEL 1 (Retail Center):**

LOTS 34 TO 47, BOTH INCLUSIVE (EXCEPT THAT PART OF LOTS 34 AND 47 DEDICATED FOR PUBLIC ALLEY) IN CHARLES SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND SEEGER'S SUBDIVISION OF LOTS 4, 5 AND 14 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO,

THAT PART OF VACATED ALLEYS LYING SOUTH OF LOTS 36 TO 45 INCLUSIVE AND NORTH OF LOTS 46 AND 35 AND EAST OF LOTS 46 AND PART OF LOT 47 AND WEST OF LOT L35 AND PART OF LOT 34 IN CHARLES SEEGER'S SUBDIVISION AFORESAID VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 13319172, IN COOK COUNTY, ILLINOIS.

Common Address: 3927 West Belmont Avenue,  
Chicago, Illinois 60618

Parcel Identification Numbers: 13-26-101-001-0000  
13-26-101-002-0000  
13-26-101-003-0000  
13-26-101-012-0000  
13-26-101-013-0000

AND,

**PARCEL 2 (Office Center):**

THAT PART OF LOTS 67 TO 88, INCLUSIVE, (EXCEPT THAT PART OF LOTS 67 AND 88 DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDED AS DOCUMENT 12634860) IN CHARLES SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND SEEGER'S SUBDIVISION OF LOTS 4, 5 AND 14 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE VACATED ALLEYS VACATED BY DOCUMENT NUMBER 12634861 DESCRIBED AS LYING SOUTH OF THE SOUTH LINE OF LOTS 71 AND 80 INCLUSIVE AND LYING NORTH OF THE NORTH LINE OF LOTS 70 AND 81 AND LYING NORTH OF THE NORTH LINE OF LOT 70 PRODUCED WEST TO THE EAST LINE OF LOT 81 AND LYING EAST OF LOTS 81 TO 84, INCLUSIVE AND LYING WEST OF LOTS 67 TO 70 INCLUSIVE AND LYING NORTH OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 67 PRODUCED WEST TO THE WEST LINE OF SAID ALLEY, IN CHARLES SEEGER'S SUBDIVISION AFORESAID, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.75 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF SAID TRACT 140.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF SAID TRACT 125.22 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00° 14' 00" EAST ALONG THE WEST LINE OF SAID TRACT 116.08 FEET; THENCE SOUTH 90° 00' 00" EAST 49.52 FEET; THENCE NORTH 00° 00' 00" EAST, 55.40 FEET; THENCE SOUTH 90° 00' 00" EAST, 28.82 FEET; THENCE NORTH 00° 00' 00" EAST, 21.78 FEET; THENCE SOUTH 90° 00' 00" EAST, 35.79 FEET; THENCE NORTH 00° 00' 00" EAST, 15.89 FEET; THENCE SOUTH 90° 00' 00" EAST, 10.62 FEET; THENCE NORTH 00° 00' 00" EAST, 23.01 FEET TO THE POINT OF BEGINNING; ALSO TOGETHER WITH THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.90 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH 00° 15' 00" EAST ALONG THE EAST LINE OF SAID TRACT 124.68 FEET; THENCE NORTH 90° 00' 00" WEST 17.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 00" WEST 18.00 FEET; THENCE NORTH 90° 00' 00" WEST 80.00 FEET; THENCE NORTH 00° 00' 00" EAST 18.00 FEET; THENCE SOUTH

90° 00' 00"EAST 80.00 FEET TO THE POINT OF BEGINNING; ALSO TOGETHER WITH THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.90 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH 00° 15' 00" EAST ALONG THE EAST LINE OF SAID TRACT 164.85 FEET; THENCE NORTH 90° 00' 00" WEST 16.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 00" WEST 18.00 FEET; THENCE NORTH 90° 00' 00" WEST 24.00 FEET; THENCE NORTH 00° 00' 00" EAST 18.00 FEET; THENCE SOUTH 90° 00' 00"EAST 24.00 FEET TO THE POINT OF BEGINNING; ALSO TOGETHER WITH THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.90 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH 00° 15' 00" EAST ALONG THE EAST LINE OF SAID TRACT 164.85 FEET; THENCE NORTH 90° 00' 00" WEST 104.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 00" WEST 18.00 FEET; THENCE NORTH 90° 00' 00" WEST 16.00 FEET; THENCE NORTH 00° 00' 00" EAST 18.00 FEET; THENCE SOUTH 90° 00' 00"EAST 16.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Common Address: 3963 West Belmont Avenue (Office Center),  
Chicago, Illinois 60618

Parcel Identification Number: 13-26-100-029-0000

AND,

**PARCEL 3 (Shoemaker Lofts):**

UNITS 101, 103, 104, 105, 107, 108, 109, 110, 111, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 501, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34, P-35, P-36, P-37, P-38, P-39, P-40, P-41, P-42, P-43, P-44, P-45, P-46, P-47, P-48, P-49, P-50, P-51, P-52, P-53, P-54, P-55, P-56, P-57, P-58, P-59, P-60, P-61, P-62, P-63, P-64, P-65, P-66, P-67, P-68, P-69, P-70, P-71, P-72, P-73, P-74, P-75, P-76, P-77, P-78, P-79, P-80, P-81, P-82, P-83, P-84, P-85, P-86, P-87, P-88, P-89, P-90, -91, P-92, P-93, P-94, P-95, P-96, P-97, P-98, P-99, P-100, P-101, P-102, P-103, P-104, P-105, P-106, P-107, P-108, P-109, P-110, P-111, P-112, P-113, P-114, P-115, P-116, P-117, P-118, P-119, P-120, P-121, P-122, P-123, P-124, P-125, P-126, P-127, P-128, P-129, P-130, P-131, P-132, P-133, P-134, P-135, P-136, P-137, P-138, P-139, P-140, P-141, P-142, P-143, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, C-11, C-12, C-13 AND C-14 IN THE SHOEMAKER LOFTS CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 67 TO 88, INCLUSIVE, (EXCEPT THAT PART OF LOTS 67 AND 88 DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDED AS DOCUMENT 12634860) IN CHARLES SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND SEEGER'S SUBDIVISION OF LOTS 4, 5 AND 14 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE VACATED ALLEYS VACATED BY DOCUMENT NUMBER 12634861 DESCRIBED AS LYING SOUTH OF THE SOUTH LINE OF LOTS 71 TO 80 INCLUSIVE AND LYING NORTH OF THE NORTH LINE OF LOTS 70 AND 81 AND LYING NORTH OF THE NORTH LINE OF LOT 70 PRODUCED WEST TO THE EAST LINE OF LOT 81 AND LYING EAST OF LOTS 81 TO 84, INCLUSIVE AND LYING WEST OF LOTS 67 TO 70 INCLUSIVE AND LYING NORTH OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 67 PRODUCED WEST TO THE WEST LINE OF SAID ALLEY, IN CHARLES SEEGER'S SUBDIVISION AFORESAID, ALL TAKEN AS A TRACT, (EXCEPT THAT PART DESCRIBED AS FOLLOWS; THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.75 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID

TRACT THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID TRACT 140.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID TRACT 125.22 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°14'00" EAST ALONG THE WEST LINE OF SAID TRACT 116.08 FEET; THENCE; THENCE SOUTH 90°00'00" EAST 49.52 FEET; THENCE NORTH 00°00'00" EAST, 55.40 FEET; THENCE SOUTH 90°00'00" EAST, 28.82 FEET; THENCE NORTH 00°00'00" EAST, 21.78 FEET; THENCE SOUTH 90°00'00" EAST, 35.79 FEET; THENCE NORTH 00°00'00" EAST 15.89 FEET; THENCE SOUTH 90°00'00" EAST, 10.62 FEET; THENCE NORTH 00°00'00" EAST, 23.01 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.90 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH 00°15'00" EAST ALONG THE EAST LINE OF SAID TRACT 124.68 FEET; THENCE NORTH 90°00'00" WEST 17.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 18.00 FEET; THENCE NORTH 90°00'00" WEST 80.00 FEET; THENCE NORTH 00°00'00" EAST 18.00 FEET; THENCE SOUTH 90°00'00" EAST 80.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.90 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH 00°15'00" EAST ALONG THE EAST LINE OF SAID TRACT 164.85 FEET; THENCE NORTH 90°00'00" WEST 16.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 18.00 FEET; THENCE NORTH 90°00'00" WEST 24.00 FEET; THENCE NORTH 00°00'00" EAST 18.00 FEET; THENCE SOUTH 90°00'00" EAST 24.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +40.90 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH 00°15'00" EAST ALONG THE EAST LINE OF SAID TRACT 164.85 FEET; THENCE NORTH 90°00'00" WEST 104.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 18.00 FEET; THENCE NORTH 90°00'00" WEST 16.00 FEET; THENCE NORTH 00°00'00" EAST 18.00 FEET; THENCE SOUTH 90°00'00" EAST 16.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Common Addresses:

3963 West Belmont Avenue, Units 101, 103, 104, 105, 107, 108, 109, 110, 111, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 501, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34, P-35, P-36, P-37, P-38, P-39, P-40, P-41, P-42, P-43, P-44, P-45, P-46, P-47, P-48, P-49, P-50, P-51, P-52, P-53, P-54, P-5, P-56, P-57, P-58, P-59, P-60, P-61, P-62, P-63, P-64, P-65, P-66, P-67, P-68, P-69, P-70, P-71, P-72, P-73, P-74, P-75, P-76, P-77, P-78, P-79, P-80, P-81, P-82, P-83, P-84, P-85, P-86, P-87, P-88, P-89, P-90, -91, P-92, P-93, P-94, P-95, P-96, P-97, P-98, P-99, P-100, P-101, P-102, P-103, P-104, P-105, P-106, P-107, P-108, P-109, P-110, P-111, P-112, P-113, P-114, P-115, P-116, P-117, P-118, P-119, P-120, P-121, P-122, P-123, P-124, P-125, P-126, P-127, P-128, P-129, P-130, P-131, P-132, P-133, P-134, P-135, P-136, P-137, P-138, P-139, P-140, P-141, P-142, P-143, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, C-11, C-12, C-13 and C-14, Chicago, Illinois 60618

<u>Parcel Identification</u>	13-26-100-030-1009	13-26-100-030-1020	13-26-100-030-1031
<u>Numbers:</u>	13-26-100-030-1010	13-26-100-030-1021	13-26-100-030-1032
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13-26-100-030-1002	13-26-100-030-1013	13-26-100-030-1024	13-26-100-030-1035
13-26-100-030-1003	13-26-100-030-1014	13-26-100-030-1025	13-26-100-030-1036
13-26-100-030-1004	13-26-100-030-1015	13-26-100-030-1026	13-26-100-030-1037
13-26-100-030-1005	13-26-100-030-1016	13-26-100-030-1027	13-26-100-030-1038
13-26-100-030-1006	13-26-100-030-1017	13-26-100-030-1028	13-26-100-030-1039
13-26-100-030-1007	13-26-100-030-1018	13-26-100-030-1029	13-26-100-030-1040
13-26-100-030-1008	13-26-100-030-1019	13-26-100-030-1030	13-26-100-030-1041



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13-26-100-030-1288	13-26-100-030-1307	13-26-100-030-1326	13-26-100-030-1345
13-26-100-030-1289	13-26-100-030-1308	13-26-100-030-1327	13-26-100-030-1346
13-26-100-030-1290	13-26-100-030-1309	13-26-100-030-1328	13-26-100-030-1347
13-26-100-030-1291	13-26-100-030-1310	13-26-100-030-1329	13-26-100-030-1348
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13-26-100-030-1296	13-26-100-030-1315	13-26-100-030-1334	13-26-100-030-1353
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13-26-100-030-1304	13-26-100-030-1323	13-26-100-030-1342	

N:\SYS17\5177 (Dubin)\PROJECTS\Shoemaker Lofts (7019)\EXHIBIT A (3927&3963 Belmont).doc