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Mail to

City of Chicago  
Richard M. Daley, Mayor

Department of Housing

Julia Stasch  
Commissioner

318 South Michigan Avenue  
Chicago, Illinois 60604  
(312) 747-9000  
(312) 747-1670 (FAX)  
(312) 744-1691 (TTY)

<http://www.ci.chi.il.us>

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8466/0182 45 001 Page 1 of 4  
1998-12-17 14:33:53  
Cook County Recorder 27.00



08148545

November 13, 1998

**MEMORANDUM**

**TO:** Karl Bradley  
Deputy Commissioner

**FROM:**   
Edward C. Wang

**SUBJECT:** CERTIFICATE OF SUBSTANTIAL COMPLIANCE  
City Lots For City Living Program  
Ahkenaton/ Omnibus Prospective  
**ADDRESS:** 1620 S. Prairie Ave. - 2-flat  
**Closing:** November 13, 98

Pursuant to a request by the above developer, the Architectural Support Section staff has inspected the construction of the 2-flat home erected at this location. We have determined that the work has been SUBSTANTIALLY completed in accordance with the contract documents and the Redevelopment Agreement executed between the City of Chicago, and the Ahkenaton/ Omnibus Prospective.

Attached for your signature is the Certificate of Substantial Completion for the captioned properties. Upon execution, please forward the document to me for further processing.

cc: Meccia - Gross - files

**BOX 333-CT1**



J. King DB 77 528 88

Property of Cook County Clerk's Office

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## CERTIFICATE OF SUBSTANTIAL COMPLIANCE

Pursuant to Section 4.7 of that certain "Redevelopment Agreement, City Lots for City Living Program, Ahkenaton/Omnibus Prospective", by and between the City of Chicago, an Illinois municipal corporation, having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602 ("City"), and A/OP Omnibus Group an Illinois corporation, having its principal office at 566 W. Adams, Suite 720, Chicago, Illinois 60661 ("Developer"), the Department of Housing, on behalf of the

City, hereby certifies that the Developer has SUBSTANTIALLY performed its obligation with regard to the completion of the building, with the exception of the attached punch list, improving the real property described below ("Property"), in accordance with the terms and provisions contained in the Redevelopment Agreement and the objectives of the City Lots for City Living Program of the City of Chicago.

### LEGAL DESCRIPTION:

That part of lot 5 lying North of a line drawn from a point in the East line of Lot 5, 23.98 feet South of the Northeast corner of Lot 5 to a point on the West line of Lot 5, 24.07 feet South of the Northwest corner of Lot 5, all in Cuthbert's Subdivision of Lot 5 (except the North 5 feet thereof) and Lots 6,7,8,9,10, 11 and the North 10 feet of Lot 12 in Block 2 in Scammon's Nelson Subdivision of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COMMON  
ADDRESS:

3620 S. Prairie Avenue  
Chicago, Illinois

PIN # 17-34-309-081

This Certificate of Compliance shall not constitute evidence that the Developer has complied with any applicable provisions of federal, state and local laws, ordinances and regulations with regard to the completion of the building, and additionally, that such Certificate shall not serve as any "guaranty" as to the quality of the construction of said structure.

IN WITNESS WHEREOF, the Department of Housing of the City of Chicago has caused this Certificate of Substantial Compliance to be duly executed in its behalf this 13th day of November, 1998.

CITY OF CHICAGO,  
an Illinois municipal corporation



Karl Bradley, Deputy Commissioner  
Department of Housing

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3620 S. Prairie Avenue, Chicago, Illinois  
PIN # 17-34-309-081

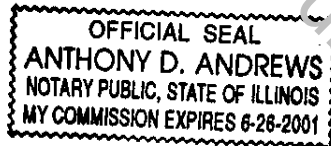
STATE OF ILLINOIS     )  
                                  )     ss  
COUNTY OF COO K     )

I, Anthony D. Andrews, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Karl Bradley, personally known to me to be the Deputy Commissioner of the Department of Housing of the City of Chicago, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn to me acknowledged that as Deputy Commissioner, he signed on behalf of Julia Stason, Commissioner of the Department of Housing, and delivered the said instrument pursuant to authority given by the City of Chicago, as his free and voluntary act, and as the free and voluntary act of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of November, 1998.

Anthony D. Andrews  
Notary Public

(SEAL)



My commission expires \_\_\_\_\_

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Department of Housing

Julia Stasch  
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CITY OF CHICAGO  
DEPARTMENT OF HOUSING  
318 South Michigan, Chicago, Illinois 60604

## City Lots For City Living INSPECTION PUNCH LIST

BUILDING ADDRESS: <u>3620 S. Prairie</u>	BASE PRICE: \$ _____
DEVELOPMENT NAME: <u>A.O.P.</u>	OPTION COST: \$ _____

This project has reached the level of "SUBSTANTIAL COMPLETION". The following list of items require correction or completion to satisfy the contract. The Department of Housing inspector and the contractor agree that completion of the listed work will constitute substantial completion. Subsequent breakage, damage or deficiencies shall be addressed under the contractor's guarantee.

### EXTERIOR DEFICIENCIES:

- Secure wood privacy fence at the rear yard. Install swing gate at the gangway. ✓
- Supply and install two (2) individual mail boxes. ✓
- Install all window screens. ✓
- Grind concrete retaining wall to achieve an acceptable finished appearance at the front stair well (down to the rental unit).
- The top of the concrete piers supporting the rear porch posts should be at least 6" above finished grade. The posts should be secured to the piers with mechanical fasteners. ✓
- Two means of egress are required for basement unit larger than 800 sq.ft. The rear apartment exit is thru the bedroom with a ~~privacy~~ lockset - this should be rectified. ✓

# 5  
Accepted  
by Buyer  
OK

CHANGE TO NONLOCKING  
DOOR HANDLE - BEDROOM  
TO HALL

### INTERIOR DEFICIENCIES:

- Install shower <sup>Rod</sup> door and complete installation of ceramic floor tile in the master bathroom. ✓
- The owner's unit furnace and the building hot water heater are located in a utility closet inside the tenant's apartment. This arrangement does not allow the building owner to access the furnace and hot water heater for repair or maintenance work. This is not a desirable arrangement.
- Install floor drains (or metal pans) inside the laundry closets. ✓
- Supply and install an upper kitchen cabinet next to the window. ✓
- Touch up paint and perform final cleaning throughout the building. ✓
- Patch drywall openings around HVAC ducts, electrical conduits and plumbing piping in mechanical and laundry rooms. ✓
- Provide proper drywall finish is required around grey boxes (for washers), and at electrical disconnect. ✓

# 8  
Accepted  
by Buyer  
OK



DEPARTMENT OF HOUSING: \_\_\_\_\_  
RE-INSPECTION DATE: 11/12/98  
PUNCH LIST COMPLETION DATE: \_\_\_\_\_

