

# UNOFFICIAL COPY



## CERTIFICATE OF COMPLETION

Doc#: 0936318036 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2009 12:07 PM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE

This **CERTIFICATE OF COMPLETION** is executed pursuant to Section 9 of the Amended and Restated Agreement for the Sale and Redevelopment of Land (the "Agreement") by and between Fellowship Missionary Baptist Church, an Illinois not-for-profit corporation ("Purchaser"), and the City of Chicago, an Illinois municipal corporation (the "City"), dated September 27, 2002, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0021079714, on October 2, 2002, by and through the City's Department of Community Development (f/k/a the Department of Planning and Development), against the real property legally described on Exhibit A attached hereto.

Section 9 of the Agreement provides that a determination by the United States Department of Housing and Urban Development ("HUD") that construction has been substantially completed shall be binding on the City as to the determination of completion, and upon such determination by HUD, the City shall promptly issue its Certificate of Completion. HUD has previously issued its "Permission To Occupy Project Mortgages" with respect to the project that is the subject matter of the Agreement, a copy of which is attached hereto as Exhibit B. The City is, therefore, issuing this Certificate of Completion.

Except with respect to the terms of the Agreement specifically related to the Purchaser's obligation to complete the physical construction of the Project, all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in force and effect. The issuance of this Certificate of Completion 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 on or as of the 28th day of December, 2009.

**CITY OF CHICAGO**, acting by and through  
its Department of Community Development

By: William F. Eager  
William F. Eager  
Deputy Commissioner

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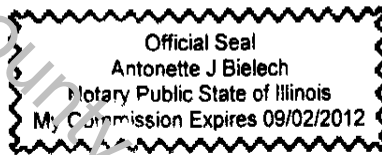
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, Antonette J Bielech, a notary public in and for the said County, in the State  
foresaid, DO HEREBY CERTIFY that William Eager, personally known to me to be the Deputy  
Commissioner of the Department of Community Development of the City of Chicago ("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 purposes therein set forth.

GIVEN under my hand and official seal this December 28, 2009.

Antonette J. Bielech  
Notary Public

My Commission expires 9/2/2012



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

All that certain parcel of parcels of land located in the City of Chicago, County of Cook, State of Illinois, more particularly described as follow:

**PARCEL 1:**

LOTS 3 THRU 12 IN SMITH & FITCH'S SUBDIVISION OF PART OF THE WEST 1/2 OF BLOCK 2 OF O.A. BOGUE'S SECOND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

LOT 28 (EXCEPT THE NORTH 7.25 FEET THEREOF) AND THE NORTH 8 FEET OF LOT 27 SUBDIVISIONS IN BLOCK 2 IN O.A. BOGUE'S SECOND ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 5041 S. PRINCETON AVENUE, CHICAGO, ILLINOIS, 60609

<b>PIN Nos:</b>	<b>20-09-219-013-0000</b>	<b>20-09-219-019-0000</b>
	<b>20-09-219-014-0000</b>	<b>20-09-219-020-0000</b>
	<b>20-09-219-015-0000</b>	<b>20-09-219-021-0000</b>
	<b>20-09-219-016-0000</b>	<b>20-09-219-022-0000</b>
	<b>20-09-219-017-0000</b>	<b>20-09-219-051-0000</b>
	<b>20-09-219-018-0000</b>	

Clerk's Office

**UNOFFICIAL COPY****Permission to Occupy  
Project Mortgages**U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing CommissionerOMB Approval No. 2502-0229  
(Exp. 05/31/2006)

Public Reporting Burden for this collection of information is estimated to average 18 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This information is being collected under Public Law 101-625 which requires the Department of to implement a system for mortgage insurance for mortgages insured under Sections 207, 221, 223, 232, or 241 of the National Housing Act. The information will be used by HUD to approve rents, property appraisals, and mortgage amounts, and to execute a firm commitment. Confidentiality to respondents is ensured if it would result in competitive harm in accord with the Freedom of Information Act (FOIA) provisions or if it could impact on the ability of the Department's mission to provide housing units under the various Sections of the Housing legislation.

Project Name Fellowship Manor	Project Number 071-EE092-NP-WAH
Project Location 5041 S. Princeton Ave., Chicago, IL 60609	Request Number

**Request for Permission to Occupy  
Federal Housing Administration**

Permission is requested for the occupancy of (Number) 59 living units  
identified as Fellowship Manor

and located in (Describe structure, wing, entrance, etc.) 5041 S. Princeton Ave., Chicago, IL 60609

All work in connection therewith has been substantially completed and all of the above-described living units are suitable for occupancy, with the fixtures and equipment installed and in operating condition. Light, heat, water, gas, and sanitary services have been connected and are available for use. The premises have been inspected by the public authorities having jurisdiction and permission to occupy granted by them as evidenced by the certificates attached hereto. Safe and adequate approaches to the site and the aforesaid living units have been provided, including temporary or permanent guard rails, barricades, walks, lights, and other provisions necessary to the protection of tenants and the public. Proposed rental schedules or monthly charges in triplicate and mortgagor's proposal for management of the project and compensation to be paid therefor, if and as requested by corporate charter have been or are herewith submitted.

Fellowship Manor, LTD.

Mortgagor

Date (mm/dd/yyyy) 07/12/2007 By Steve C. Wright**Architect's Certificate of Substantial Completion**

I have inspected the units listed above and have found construction to be sufficiently complete and in accordance with contract requirements so that owner may occupy the above described living or service units for the uses intended. I have examined all required certificates of permission to occupy as issued by public authorities having jurisdiction and found same to be in proper order.

Architect

Date (mm/dd/yyyy) \_\_\_\_\_ By \_\_\_\_\_

**Contractor's Certification**

This is to certify that all work or correction necessary to complete the above-described living units in accordance with the contract requirements and in a manner acceptable to the Federal Housing Administration will be performed without delay and at no additional cost regardless of any adverse conditions resulting from the occupancy of the aforesaid living units.

East Lake Management &amp; Development Corp.

Contractor

Date (mm/dd/yyyy) 07/12/2007 By [Signature]**Mortgagee's Statement**

Federal Housing Administration

All insurance risks have been covered in conformity with Federal Housing Administration Hazard Insurance requirements issued in connection with this project. The above request is acceptable to the undersigned.

U.S. Department of Housing and Urban Development

Mortgagee

Date (mm/dd/yyyy) \_\_\_\_\_ By \_\_\_\_\_

To (Name of Mortgagee, Street Address, City, State, Zip):

U.S. Department of Urban Development  
Chicago Regional Office  
77 W. Jackson Blvd. 23rd Floor  
Chicago, IL 60604-3507

Previous editions are obsolete

Page 1 of 2  
(Original and four copies to be submitted to FHA)

form HUD-92485 (10/71)  
ref. Handbook 4480

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### FHA Inspection Report

Examination of the living units described above, including the available means of access thereto, reveals they are suitable for occupancy with the exception of those enumerated below, which are considered unsuitable for occupancy at this time for the reasons stated.

Inspected 7/12/2007 (Date mm/dd/yyyy) By [Signature]  
 Architectural  Construction Representative

Approved  as reported above;  as modified by me [Signature]  
 Chief Architecture & Engineering Section  Deputy

Approved: Date 8/8/07 (mm/dd/yyyy) By [Signature]  
 Chief Underwriter;  Assistant Director for Technical Services  Deputy

### Permission to Occupy

Permission is granted for the occupancy of the living units identified on the FHA Inspection Report portion of this form as suitable for occupancy. It is understood that this does not constitute and shall not be construed as acceptable of construction and that completion of these living units in accordance with the contract documents is essential and will be performed prior to acceptance of the construction.

Federal Housing Administration,  
 By [Signature] (Authorized agent)  
 Date (mm/dd/yyyy) 8/8/07

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