

# UNOFFICIAL COPY



1401413035

**CERTIFICATE OF  
COMPLETION  
AND  
ACKNOWLEDGMENT**

**1625 S CLARK STREET,  
LLC**  
a Delaware limited liability  
company, licensed to transact  
business in Illinois  
("Developer"),

**Doc#: 1401413035 Fee: \$46.00**  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/14/2014 11:31 AM Pg: 1 of 5

(Space Above This Line for Recording Data)

**PURSUANT TO** Section 9 of that certain Agreement for the Sale and Redevelopment of Land by and between the City of Chicago, an Illinois municipal corporation (the "City") and **1625 S CLARK STREET, LLC**, a Delaware limited liability company, licensed to transact business in Illinois ("Developer"), dated as of September 14, 2012, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1226316059 on September 19, 2012, the City, by and through its Department of Planning and Development, hereby certifies as follows:

1. Completion of the Project. Developer has satisfied its obligations to construct the Project (as defined in the Agreement) on the property legally described on Exhibit A hereto in accordance with the terms of the Agreement. This Certificate of Completion shall not constitute evidence that the Developer has complied with applicable provisions of federal, state and local laws, ordinances and regulations relating to the construction of the Project, or serve as any guaranty as to the quality of construction
2. Other Provisions of the Agreement; No Waiver. Except with respect to the terms of the Agreement specifically related to the Developer's obligations 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 of Completion shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

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IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed on or as of the date first above written.

CITY OF CHICAGO, an Illinois municipal corporation

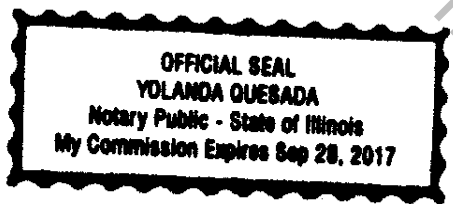
By: Mary T. Bonome  
Mary T. Bonome  
Deputy Commissioner  
Department of Planning and Development

STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mary T. Bonome, personally known to me to be the Deputy Commissioner in the Department of Planning and Development of the City of Chicago, an Illinois municipal corporation, 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, being first duly sworn by me, acknowledged that, as said Deputy Commissioner, she signed and delivered the foregoing instrument pursuant to authority given by the City of Chicago as his free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my notarial seal this 14 day of Jan, 2014.

Yolanda Quesada  
NOTARY PUBLIC



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## EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

### PARCEL 1:

LOTS 1, 2, 3 AND THE NORTH  $\frac{1}{2}$  OF LOT 4 IN BLOCK 3 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1600-1616 South Federal Street, Chicago, Illinois  
Property Index Numbers: 17-21-400-001-0000  
17-21-400-002-0000

### PARCEL 2:

THE SOUTH  $\frac{1}{2}$  OF LOT 4, AND ALL OF LOTS 5, 6, AND 7 IN BLOCK 3 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1618-1634 South Federal Street, Chicago, Illinois  
Property Index Number: 17-21-400-007-0000

### PARCEL 3:

SUB-LOTS 1 TO 6 OF COBURN'S SUBDIVISION OF LOT 7; ALSO THE SOUTH 20 FEET OF LOT 6 IN BLOCK 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1628 – 1634 South Federal Street, Chicago, Illinois  
Property Index Numbers: 17-21-401-009-0000  
17-21-401-017-0000

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## PARCEL 4:

LOT 1 AND LOTS 3 TO 13, BOTH INCLUSIVE, IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 INCLUSIVE IN BLOCK 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF THE SOUTHEAST FRACTIONAL  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1610 – 1626 South Dearborn Street, Chicago, Illinois

Property Index Numbers: 17-21-401-003-0000 through and including 17-21-401-008-0000; and  
17-21-401-010-0000 through and including 17-21-401-016-0000

## PARCEL 5:

THAT PORTION OF SOUTH FEDERAL STREET LYING EAST OF BLOCK 3 AND WEST OF BLOCK 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NO. 151614, ANTE-FIRE, LYING NORTH OF THE NORTH LINE OF WEST 17TH STREET AND SOUTH OF THE SOUTH LINE OF WEST 16TH STREET AND NORTH-SOUTH PUBLIC ALLEYS LOCATED IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 IN BLOCK 2 IN CANAL TRUSTEES' SUBDIVISION RECORDED OCTOBER 6, 1869, ANTE-FIRE, ALL LYING AND BEING IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 3 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SOUTH FEDERAL STREET, 363.36 FEET TO THE SOUTH LINE OF WEST 16TH STREET; THENCE NORTH 89 DEGREES 52 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF WEST 16TH STREET, 66.00 FEET TO THE EAST LINE OF SOUTH FEDERAL STREET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SOUTH FEDERAL STREET, 262.89 FEET TO THE NORTH LINE OF SAID EAST-WEST PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST-WEST PUBLIC ALLEY, 63.45 FEET TO THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY, 50.20 FEET TO THE NORTH LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH-SOUTH PUBLIC ALLEY, 10.00 FEET TO THE EAST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY, 100.20 FEET TO THE SOUTH LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 89 DEGREES 57 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH-SOUTH

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PUBLIC ALLEY, 10.00 FEET TO THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY, 40.00 FEET TO THE SOUTH LINE OF SAID EAST-WEST PUBLIC ALLEY; THENCE NORTH 89 DEGREES 57 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EAST-WEST PUBLIC ALLEY, 63.45 FEET TO THE EAST LINE OF SOUTH FEDERAL STREET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SOUTH FEDERAL STREET, 90.65 FEET TO THE NORTH LINE OF WEST 17TH STREET; THENCE NORTH 89 DEGREES 57 MINUTES 48 SECONDS WEST, ALONG THE NORTH LINE OF WEST 17TH STREET, 66.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

AS CONTAINED IN AN ORDINANCE BY THE CITY OF CHICAGO ENTITLED VACATION OF PUBLIC STREET(S) AT 1600-1664 S. FEDERAL ST., 1611-1635 S. FEDERAL ST., 52-54 W. 17TH STR. AND 1610-1634 S. DEARBORN ST. RECORDED AUGUST 22, 2012 AS DOCUMENT NO. 1223539066, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office