

# UNOFFICIAL COPY



Doc#: 1534134068 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/07/2015 01:44 PM Pg: 1 of 3

## CERTIFICATE OF COMPLETION

**ROGERS AUTO GROUP,  
INCORPORATED**, an  
Illinois corporation

(Space Above This Line for Recording Data)

**WHEREAS**, pursuant to an ordinance (the "Ordinance") adopted by the City Council of the City on March 19, 1997 and published at pages 41349 through 41352 in the Journal of Proceedings for such date, the City and Rogers Auto Group, Inc. ("Developer"), entered into that certain Agreement for the Sale and Redevelopment of Land dated February 19, 1999, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on March 12, 1999, as document no. 99244637 (the "Redevelopment Agreement") for the development of two (2) separate projects consisting of a (a) 40,000 square foot office and community service building; and (b) a paved and fenced surface parking lot and an adjacent 15,000 square foot auto and truck showroom and service facility (together, the "Projects") on the property located, generally, 28<sup>th</sup> and Wabash and 28<sup>th</sup> and State, Chicago, Illinois 60616 (the "Property"); and

**WHEREAS**, pursuant to Section 13 of the Redevelopment Agreement a Certificate of Completion ("Certificate of Completion") will issue after the completion of the construction of the Project; and

**WHEREAS**, the City of Chicago, by and through its Department of Planning and Development hereby certifies as follows:

Completion of the Project. The City of Chicago and Developer have reached a settlement agreement on the Completion of the Project as evidenced by that certain Settlement Agreement and Mutual Release dated November 1, 2015 by and between City of Chicago and Developer (the "Settlement Agreement").

As part of that Settlement Agreement, Developer satisfied the obligations to construct the Project in accordance with the terms and conditions of the Redevelopment 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, nor serve as any guaranty as to the quality of construction.

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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     )

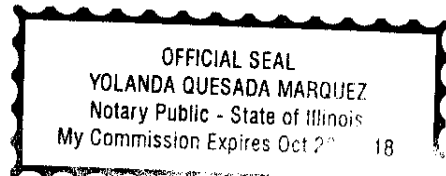
I, *Yolanda Quesada Marquez*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mary T. Bonome, personally known to me to be a Deputy Commissioner in the Department of Planning and Development of the City of Chicago, an Illinois municipal corporation, and personally 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 her 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 20th day of Nov, 2015.

*Yolanda Quesada Marquez*  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY, AND AFTER RECORDING, PLEASE RETURN TO:

City of Chicago  
Department of Planning and Development  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
Attn: Commissioner David L. Reifman



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOTS 1 TO 15, BOTH INCLUSIVE, AND LOTS 20 TO 24, BOTH INCLUSIVE, TOGETHER WITH THE NORTH-SOUTH VACATED 10.75 FOOT ALLEY WHICH LIES WEST OF AND ADJOINING SAID LOTS 1 TO 5, BOTH INCLUSIVE, AND WHICH LIES EAST OF AND ADJOINING SAID LOT 24 IN BLOCK 2 IN THOMAS O'NEIL'S ADDITION TO CHICAGO, (SAID ALLEY VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 18466262), AND THE NORTH-SOUTH VACATED 10.75 FOOT ALLEY WHICH LIES EAST OF AND ADJOINING SAID LOT 11, TOGETHER WITH THE EAST-WEST VACATED 20 FOOT ALLEY WHICH LIES NORTH OF AND ADJOINING SAID LOT 6, EXTENDED WEST, AND WHICH LIES NORTH OF AND ADJOINING SAID LOTS 11 TO 15, BOTH INCLUSIVE, IN THE SUBDIVISION OF THE EAST 8.36 ACRES OF THE NORTHEAST FRACTIONAL  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 39 NORTH RANGES 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

LOTS 1 TO 10, BOTH INCLUSIVE, AND LOTS 15 TO 19, BOTH INCLUSIVE, TOGETHER WITH THE EAST-WEST VACATED 66 FOOT STREET WHICH LIES NORTH OF AND ADJOINING SAID LOT 6, EXTENDED WEST, AND WHICH LIES NORTH OF AND ADJOINING SAID LOTS 15 TO 19, BOTH INCLUSIVE, AND THE NORTH-SOUTH VACATED 10.75 FOOT ALLEY WHICH LIES WEST OF AND ADJOINING SAID LOTS 1 TO 5, BOTH INCLUSIVE, AND ALSO THE EAST-WEST VACATED EAST 20 FOOT ALLEY WHICH LIES NORTH OF AND ADJOINING SAID LOTS 6 TO 10, BOTH INCLUSIVE, IN BLOCK 3 IN THOMAS O'NEIL'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 8.36 ACRES OF THE NORTHEAST FRACTIONAL  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

said parcel containing 118,238.5 square feet (2.714 acres) of land, more or less.

Common address: 2234-2310 South Halsted Street

Chicago, Illinois 60608