



Doc#: 1613329086 Fee: \$48.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/12/2016 04:09 PM Pg: 1 of 6

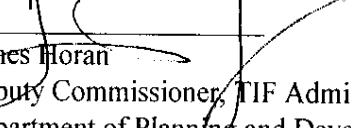
## CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of **Watersaver Faucet Co.** Redevelopment Agreement (the "**Agreement**") dated as of **November 8, 2012**, by and between the City of Chicago, an Illinois municipal corporation (the "**City**"), through its Department of Planning and Development ("**DPD**"), and **WaterSaver Faucet Co.** the City, by and through its Department of Planning and Development (as successor to HED) hereby certifies effective as of the **May 22, 2015**, as follows:

1. Completion of the Project. The 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 the Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer's obligation 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 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.

**CITY OF CHICAGO**

By:   
James Floran  
Deputy Commissioner, TIF Administration  
Department of Planning and Development

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STATE OF ILLINOIS )  
                               ) SS  
COUNTY OF COOK   )

I, Patricia Sulewski, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James Horan, personally known to me to be a Deputy Commissioner in the Department of Planning and Development of the City of Chicago (the 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 uses and purposes therein set forth.

GIVEN under my hand and official seal this May 22, 2015



Patricia Sulewski  
Notary Public

My Commission Expires 5/7/18

Property of Cook County Clerk's Office

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EXHIBIT A

To Certificate of Component Completion dated effective **May 22, 2015**

Legal Description for the  
**Project as defined in WaterSaver Faucet Co.**  
**Redevelopment Agreement**

The legal description of the Project Site follows this Exhibit cover sheet.

Property of Cook County Clerk's Office

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## EXHIBIT B

## PROPERTY

### LEGAL DESCRIPTION

#### **Parcel 1:**

A tract of land consisting of and including:

Lots 1 through 5, both inclusive, and Lot 6, except the South 22 feet thereof, in Block 76 of Russell, Mather and Roberts' Addition to Chicago, being a subdivision of that part of the West half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian. Lots 5 through 8, both inclusive, and part of Lots 3 and 4 in the subdivision of Lots 9 and 10 in Block 76 of Russell, Mather and Roberts' Addition to Chicago aforesaid, Part of Lots 1, 4 and 5 in the subdivision of Lots 11 and 12 in Block 76 of Russell, Mather and Roberts' Addition to Chicago aforesaid, Part of Lot 13 in Block 76 of Russell, Mather and Roberts' Addition to Chicago aforesaid; Together with part of the South 30 feet of West Erie Street, part of the West 30 feet of North Union Avenue, and those parts of the 18 foot and 20 foot wide alleys within said Block 76 vacated by Ordinance recorded October 1, 2009 as document 0927445004, Said tract being further and more particularly described as follows:

Beginning on the North line of Block 76 aforesaid, 65.91 feet East of the Northwest corner of Lot 1 in the subdivision of Lots 9 and 10 in Block 76 of Russell, Mather and Roberts' Addition to Chicago aforesaid, being also the South line of said West Erie Street; Thence North 00 degrees 00 minutes 00 seconds West, 30.00 feet to a line 30.00 feet North of and parallel with the North line of said Block 76; Thence South 90 degrees 00 minutes 00 seconds East, 380.91 feet to a line 30.00 feet East of and parallel with the East line of said Block 76; Thence South 00 degrees 01 minutes 16 seconds East, along said parallel line, 248.00 feet to the Easterly extension of the North line of the South 22.00 feet of Lot 6 aforesaid; Thence North 90 degrees 00 minutes 00 seconds West, along said parallel line, 246.01 feet to the West line of the North and South 18 foot alley in said Block 76; Thence North 00 degrees 00 minutes 58 seconds East along said West line, 28.00 feet; Thence North 33 degrees 01 minutes 14 seconds West, 119.27 feet to the South line of the East and West 20 foot alley in said Block 76; Thence North 90 degrees 00 minutes 00 seconds West, along said South line, 35.37 feet; Thence North 35 degrees 29 minutes 06 seconds West, 8.03 feet to the Southerly extension of the West line of Lot 5 in the subdivision of Lots 9 and 10 in Block 76 of Russell, Mather and Roberts' Addition to Chicago aforesaid; Thence North 00 degrees 01 minutes 21 seconds East, along said West line and its extension, 28.46 feet; Thence North 28 degrees 35 minutes 35 seconds West, 62.64 feet to the North line of said Block 76 and the point of beginning; In Cook County, Illinois.

Property Address: 701 W. Erie Street, Chicago, Illinois

#### **Parcel 2:**

That part of that part of Block 10 (except the South 109 feet thereof) in Assessors Division of Lands in the Northeast ¼ of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of a line drawn from a point in the West line of said Block 297.23 feet North of the South line thereof to a point in the East line of said Block, 297.60 feet North of the South line thereof,

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together with those parts of Lots 1 (except the South 12 feet thereof occupied by a street known as Ancona Street (formerly Bismark Place or Phillips Street), 2, 3, 4 and 5 of Mauff's Subdivision of the South 109 feet of aforesaid Block 10 and those parts of Lots 5 (except the North 10 feet thereof) 6, 7, 8, 9, 10 and 11 in Block 9 in Ridgely's Addition to Chicago in the Northeast ¼ of aforesaid Section 8; Being those parts which lie Northeasterly and Easterly of the following described line: beginning at a point in the South line of the North 10 feet of aforesaid Lot 5 in Block 9 of Ridgely's Addition Distant 22 feet 9 inches East of the West line of said Block 9 said point being also the Northeasterly corner of the "footing" of a retaining wall, as now located and established, of the Chicago and North Western Railway Company; thence Southeasterly along the "footing" of said retaining wall, and the same extended Southeasterly a distance of 287 feet, 8 inches more or less to a point distance 63 feet 8 inches West measured at right angles from the West line of North Halsted Street and distance 51 feet 4 ¾ inches North, measured parallel with the said West line of North Halsted Street, from the North line of Ancona Street (formerly Bismark Place or Phillips Street), thence South parallel with the said West line of North Halsted Street, a distance of 51 feet 4 ¾ inches to the said North line of Ancona Street, in Cook County, Illinois.

Property address: 656-682 N. Halsted, Chicago Illinois

PIN Numbers:

17-09-101-006-0000  
17-09-101-007-0000  
17-09-101-008-0000  
17-09-101-013-0000  
17-09-101-015-0000  
17-09-101-017-0000  
17-08-223-009-0000  
17-08-223-012-0000  
17-08-223-013-0000

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**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

May 22, 2015

Steven A. Kersten, President  
701 West Erie Street  
Chicago, Illinois 60610

**RE: Statement of TIF-Eligible Expenditures & Total Project Costs  
WaterSaver Faucet Co. Redevelopment Agreement (RDA)**

Dear Mr. Kersten:

The Department of Planning and Development has reviewed the total project costs and TIF-eligible expenditures for the aforementioned project. Any capitalized terms not defined herein shall have the meaning ascribed to them in the Agreement. The totals are as follows:

Project Budget (per RDA):	\$ 26,227,785
Actual Total Project Costs:	\$ 32,186,151
Approved TIF-Eligible Costs (as a percentage of the total project costs):	\$ 5,200,000 (16%)

The project has fulfilled the TIF Eligible Expenditures requirement as stated in the RDA and will be entitled to City funds derived from Available Incremental Taxes generated by the Property. The contract distribution of TIF funds is not to exceed \$ 5,200,000 in total. If you have any questions or concerns, please feel free to contact me at 312-744-6452.

Sincerely,

James Horan  
Deputy Commissioner  
Bureau of Economic Development