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CERTIFICATE OF COMPLETION

845 W. MADISON, LLC, an Illinois limited liability company



Doc#: 1625819498 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2016 02:34 PM Pg: 1 of 5

f 976 1150 AEM 2573

Property of Cook County Clerk's Office

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Pursuant to the Settlement Agreement and Mutual Release (the "Settlement Agreement") dated September 12th, 2016 by and between the City of Chicago, an Illinois municipal corporation (the "City") and 845 W. Madison, LLC, an Illinois limited liability company ("Current Owner"), the City and the Current Owner have reached a settlement agreement on the completion of the project ("Project"), as such Project is defined in:

(1) the Agreement for the Sale and Redevelopment of Land between the City and H2O Plus, Inc., an Illinois corporation (the "Original Developer"), dated November 5, 1992, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 24, 1993, as document no. 93670956 (the "1992 Redevelopment Agreement") for the transfer of certain City real property ("Property"), as legally described on Exhibit A, attached hereto and made a part hereof, to the Original Developer for its development of a corporate facility for office, laboratory, manufacturing, warehousing and distribution purposes;

and

(2) the Agreement for the Sale and Redevelopment of Land between the City and H2O Plus, L.P., a Delaware limited partnership (an affiliate of the Original Developer) (the "Affiliate"), dated February 16, 1996, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 20, 1996, as document no. 96129366 (the "1996 Redevelopment Agreement"), for the transfer of certain City real property ("Additional Property"), as legally described on Exhibit B, attached hereto and made a part hereof, to the Affiliate for the construction of a paved and landscaped parking lot ("Parking Lot") that serves the Project.

The Current Owner owns and controls the Property and Additional Property.

The City of Chicago, by and through the City's Department of Planning and Development, hereby certifies as follows:

Completion of the Project. The City of Chicago and Current Owner have reached a settlement agreement on the completion of the Project as evidenced by that certain Settlement Agreement and Mutual Release dated September 12th, 2016 by and between City of Chicago and Current Owner (the "Settlement Agreement").

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As part of that Settlement Agreement, the obligations to construct the Project and the Parking Lot in accordance with the terms and conditions of the 1992 Redevelopment Agreement and the 1996 Redevelopment Agreement have been satisfied.

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.

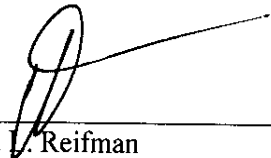
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IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed on or as of the date first above written.

CITY OF CHICAGO, an Illinois municipal corporation

By: 
David L. Reifman
Commissioner
Department of Planning and Development

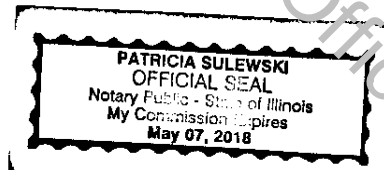
STATE OF ILLINOIS)

COUNTY OF COOK)

I, Patricia Sulewski, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David L. Reifman, personally known to me to be the Commissioner of 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 Commissioner, he 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 12th day of September, 2016.

Patricia Sulewski
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 PURSUANT TO THE 1992 REDEVELOPMENT AGREEMENT

LOTS 3 TO 16, INCLUSIVE, IN BLOCK 2 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 845-855 WEST MADISON STREET; 1-39 SOUTH PEORIA STREET; 10-40 SOUTH GREEN STREET; AND 835-854 WEST MADISON STREET, ALL IN CHICAGO, ILLINOIS

P.I.N.: 17-17-208-001-0000
17-17-208-002-0000
17-17-208-003-0000
17-17-208-006-0000
17-17-208-007-0000
17-17-208-009-0000
17-17-208-010-0000
17-17-208-016-0000
17-17-208-017-0000
17-17-208-018-0000

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EXHIBIT B

LEGAL DESCRIPTION OF ADDITIONAL PROPERTY PURSUANT TO THE 1996 REDEVELOPMENT AGREEMENT

LOTS 1 AND 2 IN BLOCK 2 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 831-834 WEST MADISON STREET, ALL IN CHICAGO, ILLINOIS

PROPERTY INDEX NUMBER: 17-17-208-008-0000

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