

UNOFFICIAL COPY



1705513040

Doc# 1705513040 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/24/2017 01:52 PM PG: 1 OF 3

PHASE I CERTIFICATE OF COMPLETION

(Space Above This Line for Recording Data)

PURSUANT TO Section 14 (Certificate of Completion of Construction) of that certain Agreement for the Sale and Redevelopment of Land between the **CITY OF CHICAGO**, an Illinois municipal corporation ("City"), **ENGLEWOOD SQUARE, LP**, an Illinois limited partnership ("Englewood Square"), and **ENGLEWOOD SQUARE DEVELOPMENT PARTNERS, LP**, an Illinois limited partnership ("ESDP") and, together with Englewood Square, the "Developer", dated on or as of September 15, 2015, and recorded on September 21, 2015, in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") as Document No. 1626418065 (the "Redevelopment Agreement"), the City, acting by and through its Department of Planning and Development, hereby certifies that the Developer has satisfied its obligations to construct Phase I of the Project (as described in the Agreement) on the real property legally described on Exhibit A attached hereto. This Phase I 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.

Except with respect to the terms of the Redevelopment Agreement specifically related to the Developer's obligations to construct Phase I of the Project, which the City hereby certifies have been satisfied:

- a. all executory terms and conditions of the Redevelopment Agreement, and all representations and covenants contained therein remain in full force and effect, including, without limitation, the occupancy covenants set forth in Section 15 (Restrictions on Use) of the Redevelopment Agreement; and
- b. the issuance of this Phase I 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; and
- c. a Phase II Certificate of Completion will not be issued until the developer has satisfied the requirements under Section 14.3.

(Signature Page Follows)

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PROJECT SITE

LOTS 6, 7 AND 8 IN THE PLAT OF SUBDIVISION OF HALSTED PARKWAY RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 30, 2015 AS DOCUMENT NUMBER 1508916071, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-17-430-007, (008), (009), (010), (011), (012), (013), (014), (022), (023), (024), (025), (026), (027), (028), (029), (030), (031) (032), (033), (034), (035)
(Volume Number 424)

Permanent Index Number: 20-17-431-006, (007), (008), (009), (010), (011), (015), (016), (017), (023), (024), (025), (026), (027), (028), (030), (031), (032), (033)
(Volume Number 424)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the City has caused this Phase I Certificate of Completion to be executed on or as of February 23rd, 2017.

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government

By: *Aarti Kotak*
Aarti Kotak
Managing Deputy Commissioner
Planning and Development

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Aarti Kotak, personally known to me to be the Managing Deputy Commissioner, Bureau of Economic Development of the Department of Planning and Development of the City of Chicago, Illinois (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 as such Commissioner he signed and delivered the said instrument pursuant to authority given him on behalf of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on February 23rd, 2017.

Patricia Sulewska
Notary Public

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

Lisa Misher
City of Chicago Department of Law
Real Estate and Land Use Division
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602
(312) 742-3932

