

UNOFFICIAL COPY

Doc#: 1904616097 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/15/2019 10:40 AM Pg: 1 of 4

PARTIAL CERTIFICATE OF COMPLETION

KMW Communities, LLC,
an Illinois limited liability
company

(Space Above This Line for Recording Data)

Pursuant to Section 13 (Certificate of Completion) of that certain Agreement for the Sale and Redevelopment of Land between **CITY OF CHICAGO**, an Illinois municipal corporation (the "City"), and **KMW COMMUNITIES, LLC**, an Illinois limited liability (the "Developer"), dated on or as of May 2, 2017, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office"), a Document No. 1712519058 (the "Agreement"), the City, by and through its Department of Planning and Development, hereby certifies that the Developer has satisfied its obligation to construct the Housing Unit (as defined in the Agreement) upon the real property legally described in Exhibit A attached hereto (the "Property").

Except with respect to the terms of the Agreement specifically related to the Developer's obligations to construct the Housing Unit (as defined in the Agreement) on the Property, 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, **including the on-going covenants referenced in Section 14 (Restrictions on Use) of the Agreement**; and
- b. the issuance of this Partial 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.

This Partial 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 Housing Unit, or serve as any guaranty as to the quality of construction.

(signature page follows)

Chicago Title

188A 3753416 LP

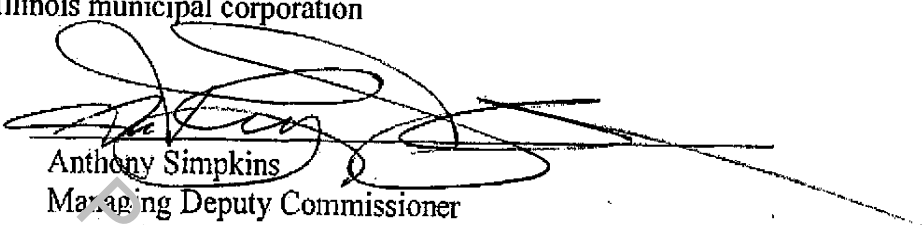
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IN WITNESS WHEREOF, the Department of Planning and Development of the City of Chicago has caused this Partial Certificate of Completion to be duly executed on or as of the ____ day of February, 2019.

CITY OF CHICAGO,
an Illinois municipal corporation

By:


Anthony Simpkins
Managing Deputy Commissioner
Department of Planning and Development

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

Frances Cahill, Senior Counsel
City of Chicago
Department of Law
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
(312) 744-6933

Property of Cook County Clerk's Office

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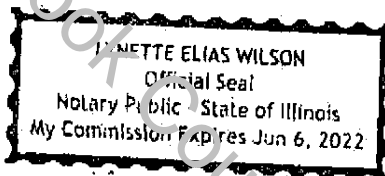
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Anthony Simpkins, Managing Deputy Commissioner of the Department of Planning and Development of the City of Chicago, an Illinois municipal corporation, 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 Managing Deputy 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 13th day of February, 2019.

Janette Elias Wilson

 NOTARY PUBLIC



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EXHIBIT A to Partial Certificate of Completion

THE SOUTH 25 FEET OF LOT 21 IN SUBDIVISION OF BLOCK 4 IN O.R. KEITH'S
SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14,
SECTION 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Property Index Number: 20-14-412-007-0000

Commonly known as: 6223 S. Woodlawn Avenue
Chicago, Illinois 60637

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