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CERTIFICATE OF COMPLIANCE

Pursuant to Section 4.9 of that certain "Redevelopment Agreement, New Homes for Chicago Program, Pilsen Joint Venture" dated as of February 23, 1994, by and between the City of Chicago, an Illinois municipal corporation, having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602 ("City"), and Pilsen Joint Venture, an Illinois joint venture, having its principal office at 3555 West Ogden Avenue, Chicago, Illinois 60623 ("Developer"), the Department of Housing, on behalf of the City, hereby certifies that Developer has substantially performed its obligation with regard to the completion of the single family home improving the real property described below ("Property"), in accordance with the terms and provisions contained in the Redevelopment Agreement and the objectives of the New Homes for Chicago Program of the City of Chicago. This Certificate is based in reliance on that certain conditional certificate issued by Smith & Smith Associates dated as of February 23, 1994, certifying that the single family home is substantially completed in accordance with the Working Drawings and Specifications (as such term is defined in the Redevelopment Agreement), subject to the completion of the punchlist items attached to the conditional certificate.

LOT 12 IN THE RESUBDIVISION OF LOTS 40 TO 45 INCLUSIVE AND THE WEST 16 FEET OF LOT 46 IN BLOCK 4 OF W. F. JOHNSTON'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2258 WEST 19TH STREET
PIN #: 17-19-307-021

This Certificate of Compliance shall not constitute evidence that Developer has complied with any applicable provisions of federal, state and local laws, ordinances and regulations with regard to the completion of the single family home, and additionally, that such Certificate shall not serve as any "guaranty" as to the quality of the construction of said structure.

IN WITNESS WHEREOF, the Department of Housing of the City of Chicago has caused this Certificate of Compliance to be duly executed in its behalf this 25th day of February, 1994.

CITY OF CHICAGO,
an Illinois municipal corporation

COOK COUNTY, ILLINOIS
FILED FOR RECORD

94 MAR -8 PM 1:49

Marina Carrott

Marina Carrott
Commissioner
Department of Housing

BOX 333

84-748787a DB 19 4 BM

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

STATE OF ILLINOIS)

COUNTY OF COOK)

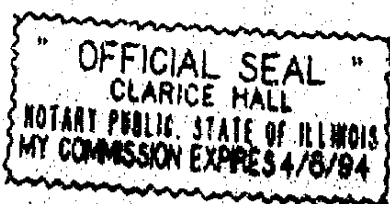
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I, Clarice Hall, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Marina Carrott, personally known to me to be the Commissioner of the Department of Housing of the City of Chicago, and personally known to me to 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 Commissioner, she signed and delivered the said instrument pursuant to authority given by the City of Chicago, as her free and voluntary act, and as the free and voluntary act of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25th day of February, 1994.



Clarice Hall
Notary Public

(SEAL)

My commissioner expires April 6, 1994.

THIS INSTRUMENT PREPARED BY:

Marty Niedelson
Department of Housing
318 S. Michigan Avenue
Chicago, IL 60604

AFTER recording, pls. return to:

Mark Lanz
Asst Corp Counsel
City of Chicago
121 N. LaSalle / Room 610
Chicago, IL 60602
3121744-1041

94211900

PERSONAL UNDERTAKING
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WHEREAS, the Chicago Title Insurance Company, hereinafter referred to as the "Company", is about to issue its title insurance policy or policies or commitments therefor, all hereinafter referred to as the "Title Insurance Policy", No. 1401 007487872 DB, in respect to the land described therein.

AND WHEREAS, the Company has raised as title exceptions on the Title Insurance Policy certain defects, liens, encumbrances, adverse claims or other matters, all hereinafter referred to as "Exceptions to Title", described as follows:

POSSIBLE MECHANICS' LIEN CLAIMS AND FUTURE MECHANICS' LIEN CLAIMS WHICH MAY ARISE AS A RESULT OF THE CONSTRUCTION OF THE IMPROVEMENTS ON THE LAND EMANATING FROM CONTRACTORS NEGOTIATED BY THE UNDERSIGNED

PROPERTY ADDRESS IS 2258 W. 19TH STREET CHICAGO, ILLINOIS 60624

AND WHEREAS, the Company has been requested to issue the Title Insurance Policy, and may hereafter, in the ordinary course of its business, issue title insurance policy or policies or commitments therefor in the form or forms now or then commonly used by the Company, or issue hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments therefor, in respect to the land or to some part or parts thereof, or interests therein, all of the foregoing being hereafter referred to as "Future Policies or Commitments", either omitting all mention of the aforesaid Exceptions to Title, or insuring against loss or damage by reason thereof;

NOW THEREFORE, in consideration of the issuance of the Title Insurance Policy and the payment of \$1.00 to the undersigned by the Company, the sufficiency and receipt of which are hereby acknowledged, the undersigned, jointly and severally, for themselves, heirs, personal representatives, and assigns do hereby covenant and agree with the Company: (1) to forever fully protect, defend, and save the Company harmless from and against all the Exceptions to Title, in and from any and all loss, costs, damages, attorneys' fees, and expenses of every kind and nature which it may suffer, expend or incur under, or by reason, or in consequence of the Title Insurance Policy on account, or in consequence, or growing out of the Exceptions to Title or on account of the assertion or enforcement or attempted assertion or enforcement thereof or of any rights existing or hereafter arising, or which may be claimed to exist under, or by reason, or in consequence, or growing out of the Exceptions to Title or any of them; (2) to provide for the defense, at their own expense, on behalf and for the protection of the Company and the parties insured or who may become insured, against loss or damage under the Title Insurance Policy (but without prejudice to the right of the Company to defend if it so elects) in all litigation consisting of actions or proceedings based on any Exceptions to Title which may be asserted or attempted to be asserted, established or enforced in, to, upon, against or in respect to the land or any part thereof, or interest therein; (3) to pay, discharge, satisfy, and remove from the title to the land, and clear from the public record all of the Exceptions to Title on or before FEBRUARY 24, 1994; and (4) that each and every provision herein shall extend and be in force concerning Future Policies or Commitments.

FOR CORPORATIONS

IN WITNESS WHEREOF, the undersigned, being the hereinafter named corporation, has caused these presents to be signed by its President and attested by its Secretary and has caused its corporate seal to be hereto affixed this 24TH day of FEBRUARY A.D. 19 94.

THE BUREAU COMPANY
BY: [Signature]
ATTEST: TERAH DIBELLO President
[Signature] Secretary

ADDRESS OF CORPORATION:
3555 W. OGDEN AVENUE CHGO, IL 60623

Date: 2/24/94

HMSLND LML

FOR INDIVIDUALS

IN WITNESS WHEREOF, the undersigned have executed this agreement this _____ day of _____ A.D. 19 _____ (SEAL)

Social Security Number: _____
Address: _____

(SEAL)

Social Security Number: _____
Address: _____

Accepted and Approved By: _____
ROLAND SMITH (NAME)

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