



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 8, 2018

John P. Bodman  
President  
Vienna Beef LTD.  
2501 N. Damen Ave  
Chicago, Illinois 60647

RE: Certificate of Completion – Vienna Beef LTD. (Pershing Road) Redevelopment Agreement

Dear Mr. Bodman:

Enclosed please find an executed Certificate of Completion regarding the – Vienna Beef LTD. (Pershing Road) Redevelopment Project.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the executed Redevelopment Agreement dated December 5, 2013 between the City of Chicago, and Vienna Beef LTD. (“Developer”), DPD finds that the Developer has satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 1000 West Pershing Road. The property is further described in Exhibit B of the Redevelopment Agreement.

This executed Certificate of Completion releases the Developer only from those covenants and agreements associated with the construction completion of the project. All other covenants, agreements, and representations associated with the Redevelopment Agreement are still in force.

The City of Chicago appreciates the investment you have made and wishes you much success in your future endeavors. If you have any questions regarding this matter, please contact Assistant Commissioner Mark Sagun at (312) 744-0882.

Sincerely,

William Jeffries  
Deputy Commissioner  
Financial Incentives Division

Attachments


**CERTIFICATE OF COMPLETION**

PURSUANT TO Section 7.01 of – **Vienna Beef Ltd. (Pershing Road) Redevelopment Agreement** (the “**Agreement**”) dated as of **December 5, 2013**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and Vienna Beef Ltd. (“**Developer**”) the City, by and through its Department of Planning and Development hereby certifies effective as of **June 8, 2018**, 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:   
William Jeffries  
Deputy Commissioner  
Financial Incentives Division  
Department of Planning and Development

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 William Jeffries, 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 8th JUNE 2018



Patricia Sulewski  
Notary Public

My Commission Expires 5/7/22

EXHIBIT A

To Certificate of Component Completion dated effective **June 8, 2018**.

Legal Description for the  
**Project as defined in Vienna Beef Ltd. (Pershing Road)**  
**Redevelopment Agreement**

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

PARCEL 1:

THE WEST 310 FEET OF THE EAST 343 FEET OF THE NORTH 242 FEET OF THE SOUTH 296 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 50 FEET OF THE EAST 393 FEET OF THE NORTH 242 FEET OF THE SOUTH 296 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE WEST 360 FEET OF EAST 393 FEET OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PART LIES NORTH OF THE SOUTH 296 FEET SOUTH OF THE NORTH 318.80 FEET OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 360 FEET OF THE EAST 393 FEET (EXCEPT THE NORTH 173 FEET AND EXCEPT THE SOUTH 346 FEET THEREOF) OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOKCOUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 17-32-400-143