

From Robin  
2006-1124

August 23, 2006

Mr. John Powen  
JTA Development, Inc.  
649 Lombardi Lane  
Deerfield, Illinois  
60015

**RE: Certificate of Completion – Phase I**  
119<sup>th</sup> Street and I 57 TIF District

Dear Mr. Powen,

Enclosed please find an executed and notarized Certificate of Completion (COC) regarding Phase I of the JTA Redevelopment Project.

Based upon the March 16, 2006 site visit by DPD staff and review of documents pursuant to Section 7.01 of the executed Redevelopment Agreement between the City of Chicago and JTA Development Inc. dated April 11, 2006, DPD finds that the developer has satisfactorily performed its covenants and agreements regarding the completion of Phase I of the Project – specifically, the construction of 27 town homes as stated in the Redevelopment Agreement. This certificate relates only to the improvements completed in Phase I; all requirements for Phase II remain in effect.

The City of Chicago appreciates the investment you have made and wish you much success in your future endeavors. If you have any questions regarding this matter, please contact Robin Broman at (312) 744-2780.

Sincerely,

Bob Kunze  
Deputy Commissioner

attachment

8001286

**Renaissance Redevelopment Agreement**

**CERTIFICATE OF COMPLETION**

**PURSUANT TO** Section 7.01 of the Renaissance Redevelopment Agreement (the "Agreement") dated March 11, 2006 by and between the City of Chicago, an Illinois municipal corporation (the "City"), JTA Development, Inc., the City, by and through its Department of Planning and Development hereby certifies as follows:

- a. Completion of the Project. JTA Development Inc. has fulfilled it's obligation to complete certain TIF-eligible activities (as more completely described in the Agreement) as it relates to the construction of 27 town homes and compliance with the affordable housing guidelines outlined in the RDA.

**IN WITNESS WHEREOF**, the City has caused this Certificate of Completion to be executed for the Renaissance redevelopment project this 23rd day of August, 2006.

**CITY OF CHICAGO  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

By: \_\_\_\_\_  
Bob Kunze  
Deputy Commissioner

STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF COOK        )

I, \_\_\_\_\_, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bob Kunze, personally known to me to be a Deputy Commissioner of 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 purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of August, 2006.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_.

**EXHIBIT A**

JTA Redevelopment Agreement  
Certificate of Completion  
August 23, 2006

Property Legal Description - Renaissance Estates

**Developer Parcels:**

         Phase I:

LOTS 1 TO 12, INCLUSIVE, AND LOTS 37 TO 47, INCLUSIVE, IN BLOCK 13,  
AND ALL OF THE VACATED ALLEY IN BLOCK 13, IN W. R. KERR'S  
SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ IN SECTION 29,  
TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers:	25-29-110-001-0000
	25-29-110-002-0000
	25-29-110-003-0000
	25-29-110-004-0000
	25-29-110-005-0000
	25-29-110-006-0000
	25-29-110-007-0000
	25-29-110-008-0000
	25-29-110-009-0000
	25-29-110-010-0000
	25-29-110-011-0000
	25-29-110-019-0000
	25-29-110-020-0000
	25-29-110-021-0000
	25-29-110-022-0000
	25-29-110-023-0000
	25-29-110-024-0000
	25-29-110-025-0000
	25-29-110-026-0000
	25-29-110-027-0000
	25-29-110-028-0000
	25-29-110-029-0000
	25-29-110-030-0000

Phase II (2 tracts):

Tract 1:

LOTS 13 TO 36, INCLUSIVE, IN BLOCK 13, AND ALL OF THE VACATED ALLEY IN BLOCK 13, IN W. R. KERR'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST 1/4 IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers:	25-29-110-012-0000
	25-29-110-013-0000
	25-29-110-014-0000
	25-29-110-015-0000
	25-29-110-016-0000
	25-29-110-017-0000
	25-29-110-018-0000
	25-29-110-031-0000
	25-29-110-032-0000
	25-29-110-033-0000
	25-29-110-034-0000
	25-29-110-035-0000
	25-29-110-036-0000
	25-29-110-037-0000
	25-29-110-038-0000
	25-29-110-039-0000
	25-29-110-040-0000
	25-29-110-041-0000
	25-29-110-042-0000
	25-29-110-043-0000
	25-29-110-044-0000
	25-29-110-045-0000
	25-29-110-046-0000

Tract 2:

LOTS 1 TO 15, INCLUSIVE, AND LOTS 17 TO 39, INCLUSIVE, IN BLOCK 14, AND ALL OF THE VACATED ALLEY IN BLOCK 14, IN W.R. KERR'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST 1/4 IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOTS AND THAT PART OF SAID VACATED ALLEY OCCUPIED BY THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number:	25-29-111-001-0000
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**City Parcel:**

LOT 1 AND LOTS 26 TO 32, INCLUSIVE, IN BLOCK 15, IN W. R. KERR'S  
SUBDIVISION OF THE WEST ½ OF THE NORTHWEST 1/4 IN SECTION 29,  
TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers:	25-29-112-011-0000
	25-29-112-001-0000
	25-29-112-002-0000
	25-29-112-003-0000
	25-29-112-004-0000
	25-29-112-005-0000
	25-29-112-006-0000
	25-29-112-007-0000