

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain Charles A. Beckett Associated Limited Partnership Redevelopment Agreement dated as of August 25, 2009 and recorded on August 25, 2009 as document number 0923745016 in the office of the Cook County Recorder of Deeds (the “Agreement”) by and between the City of Chicago, an Illinois municipal corporation (“City”) and Charles A. Beckett Associated Limited Partnership (the “Developer”), the City, by and through its Department of Community Development, hereby certifies 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 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 has been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in full 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.

[signature page follows]

IN WITNESS WHEREOF, the City has caused this Certificate of Completion for the Developer to be executed this ___ day of November, 2009.

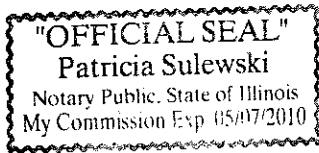
CITY OF CHICAGO

By: Christine Raguso
Acting Commissioner
Department of Community 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 Christine Raguso, personally known to me to be the Acting Commissioner of the Department of Community 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/she signed, sealed, and delivered said instrument pursuant to the authority given to him/her by the City, as his/her 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 6th day of November, 2009.



Patricia Sulewski
Notary Public

My Commission Expires 5/7/10

PROPERTY DESCRIPTION ATTACHED

EXHIBIT B
PROPERTY
(to be recorded)

ALL OF LOTS 1 TO 9, INCLUSIVE, THAT PART OF LOT 10 AND LOTS 12 TO 28, INCLUSIVE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF E. 41ST STREET AS WIDENED, LOT 52 (EXCEPT THE EAST 19 FEET THEREOF), ALL OF LOTS 53 TO 62, INCLUSIVE, ALL THAT PART OF THE NORTH-SOUTH 14 FOOT VACATED ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOTS 1 TO 10, INCLUSIVE, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 12 AND 62, AND WEST OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 62 TO THE NORTHWEST CORNER OF SAID LOT 12, LYING SOUTH OF AND ADJOINING A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 62, AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF E. 41ST STREET AS WIDENED, AND ALL THAT PART OF EAST-WEST 14 FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 12 TO 22, INCLUSIVE LYING SOUTH OF AND ADJOINING THE SOUTH LINE LOTS 52 TO 62, INCLUSIVE, LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 12 TO THE SOUTHWEST CORNER OF SAID LOT 62, AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 19 FEET OF SAID LOT 52 PRODUCED SOUTH TO THE NORTH LINE OF SAID LOT 22, ALL IN BLOCK 1 IN McKEY'S ADDITION TO HYDE PARK, BEING A SUBDIVISION MADE BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE SOUTH 10 ACRES OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF S. VINCENNES AVENUE, TOGETHER WITH LOTS 13 TO 23, BOTH INCLUSIVE, IN BLOCK 6 IN CLEAVERVILLE ADDITION, A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 3, AFORESAID, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
401 EAST 40TH STREET
400 EAST 41ST STREET
CHICAGO, ILLINOIS 60653

PINS:
20-03-209-066-0000
20-03-209-067-0000