



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

September 18, 2012

Black Ensemble Theater Corporation
4440-4450 N. Clark Street
Chicago, Illinois 60640
Attention: Jackie Taylor – Executive Director

RE: Certificate of Completion – Black Ensemble Theater Corporation redevelopment project located within the Clark Montrose TIF District

Dear Ms. Jackie Taylor:

Enclosed please find an executed Certificate of Completion regarding the Black Ensemble Theater Corporation redevelopment project.

Based upon the review of documents pursuant to Section 7.01 of the executed redevelopment agreement between the City of Chicago, and Black Ensemble Theater Corporation, dated February 10, 2006, the Department of Housing and Economic Development finds that the developer has satisfactorily performed its covenants and agreements regarding the redevelopment the real property located at approximately 4440-4450 N. Clark Street, Chicago, Illinois 60640, as it is further stated in Recital D and Exhibit B of the redevelopment agreement. The project is located within the Clark Montrose TIF District

This executed Certificate of Completion releases Black Ensemble Theater Corporation 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 wish you much success in your future endeavors. If you have any questions regarding this matter, please contact Mark Sagun at (312) 744-0882.

Sincerely,

Lawrence E. Grisham
Managing Deputy Commissioner

attachments

Black Ensemble Theater Corporation

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the Black Ensemble Theater Corporation Redevelopment Agreement (the “Agreement”) dated February 10, 2006 by and between the City of Chicago, an Illinois municipal corporation (the “City”) and Black Ensemble Theater Corporation (the “Developer”), the City, by and through its Department of Housing and Economic Development hereby certifies as follows:


1. Completion of the Project. Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit B 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 for Black Ensemble Theater Corporation project this 18th day of September, 2012.

**CITY OF CHICAGO
DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT**

By: 
Lawrence E. Grisham
Managing Deputy Commissioner

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 Lawrence E. Grisham, personally known to me to be a Managing Deputy Commissioner of the Department of Housing and Economic 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 18th day of September, 2012.



Patricia Sulewski
Notary Public

My Commission expires 5/7/14.

EXHIBIT B

PROPERTY

PINS: 14-17-120-018-0000

14-17-120-019-0000

Property Address: 4440 - 4450 N. Clark St., Chicago, Illinois

LOTS 1, 2, 3 AND 4 IN BLOCK 23 IN RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.