



Doc#: 0931610060 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/12/2009 02:44 PM Pg: 1 of 10

**CERTIFICATE OF COMPLETION**

NOV 13 11 39 AM '09

**THIS DOCUMENT PREPARED BY AND  
UPON RECORDING RETURN TO:**  
Elvin E. Charity, Esq.  
Charity & Associates  
20 North Clark Street, Suite 1150  
Chicago, Illinois 60602



Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain Park Boulevard Project Redevelopment Agreement (the "Original Agreement") among the City of Chicago, Stateway Community Partners, Inc., Park Boulevard LLC and Park Boulevard 1B L.P. dated as of November 1, 2005 and recorded on November 30, 2005 as document number 0533418114 in the office of the Cook County Recorder of Deeds (the "Recorder"), as such Original Agreement was first amended by a First Amendment to Park Boulevard Project Redevelopment Agreement dated as of September 1, 2009 and recorded on November 2, 2009 as document number 0930611085 in the office of the Recorder (the Amendment, and together with the Original Agreement, the "Agreement"), the City 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 ~~18<sup>th</sup>~~ <sup>30<sup>th</sup></sup> day of September XX, 2009.

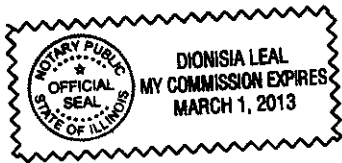
CITY OF CHICAGO

By: William Eager  
Deputy Commissioner  
Department of Community Development

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, DIONISIA LEAL, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William Eager, personally known to me to be the \_\_\_\_\_ Deputy 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 30<sup>th</sup> day of September, 2009.



Dionisia Leal  
Notary Public

My Commission Expires 03-01-2013

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**I. PARCEL ONE—LEASEHOLD ESTATE (BOULEVARD NORTH)**

THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE, DATED AS OF NOVEMBER 1, 2005, FROM THE CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, TO PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, AND RECORDED ON NOVEMBER 30, 2005 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER. 0533418105, AND THEREAFTER AMENDED BY THAT CERTAIN ADD-ON AMENDMENT TO GROUND LEASE, DATED AS OF FEBRUARY 1, 2007, BY AND BETWEEN THE CHICAGO HOUSING AUTHORITY, AS LESSOR, AND PARK BOULEVARD LLC, AS LESSEE, AND THEREAFTER RECORDED ON FEBRUARY 9, 2007 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0704026159, WHICH GROUND LEASE, AS SO AMENDED, DEMISES, IN PART, THE LAND HEREINAFTER DESCRIBED, AND ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE:

LOTS 2 AND 3, INCLUSIVE, IN BLOCK B IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS / LOCATION:** 3506 SOUTH STATE STREET AND 17 WEST 35<sup>TH</sup> STREET, ALL IN CHICAGO, ILLINOIS

**P.I.N. NUMBER:** 17-33-423-002 AND 17-33-423-003

**II. PARCEL TWO—LEASEHOLD ESTATE (BOULEVARD SOUTH)**

A PORTION OF THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE, DATED AS OF NOVEMBER 1, 2005, FROM THE CHICAGO HOUSING

AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, TO PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, AND RECORDED ON NOVEMBER 30, 2005 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533418106, AND THEREAFTER AMENDED BY THAT CERTAIN ADD-ON AMENDMENT TO GROUND LEASE, DATED AS OF FEBRUARY 1, 2007, BY AND BETWEEN THE CHICAGO HOUSING AUTHORITY, AS LESSOR, AND PARK BOULEVARD LLC, AS LESSEE, AND THEREAFTER RECORDED ON FEBRUARY 9, 2007 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0704026160, WHICH GROUND LEASE, AS SO AMENDED, DEMISES, IN PART, THE LAND HEREINAFTER DESCRIBED, AND ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE:

LOT 4 IN BLOCK B, INCLUSIVE, IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS / LOCATION:** 3522 SOUTH STREET, CHICAGO, ILLINOIS

**P.I.N. NUMBER:** 17-33-423-022

**III. PARCEL THREE—LEASEHOLD ESTATE (LANDMARK GARDENS)**

A PORTION OF THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE, DATED AS OF NOVEMBER 1, 2005, FROM THE CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, TO PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, AND RECORDED ON NOVEMBER 30, 2005 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533418107, AND THEREAFTER AMENDED BY THAT CERTAIN ADD-ON AMENDMENT TO GROUND LEASE, DATED AS OF FEBRUARY 1, 2007, BY AND BETWEEN THE CHICAGO HOUSING AUTHORITY, AS LESSOR, AND PARK BOULEVARD LLC, AS LESSEE, AND THEREAFTER RECORDED ON FEBRUARY 9, 2007 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0704026161, WHICH GROUND LEASE, AS SO AMENDED, DEMISES, IN PART, THE LAND HEREINAFTER

DESCRIBED, AND ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE:

LOTS 1, 2, 3, 4 AND 11 IN BLOCK D, ALSO LOT 9 IN BLOCK B, AND LOTS 1, 8, 9 AND 14, IN BLOCK C, INCLUSIVE, ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS / LOCATION:**

3540 SOUTH STATE STREET, 3546 SOUTH STATE STREET, 3548 SOUTH STREET, 3550 SOUTH STREET, 3556 SOUTH STATE STREET, 17 WEST 35<sup>TH</sup> PLACE, 3539 SOUTH DEARBORN STREET, 16 WEST 36<sup>TH</sup> STREET, 3557 SOUTH DEARBORN STREET, 3558 SOUTH DEARBORN STREET, 3527 SOUTH DEARBORN STREET, 3529 SOUTH DEARBORN STREET, 3531 SOUTH DEARBORN STREET, 3541 SOUTH FEDERAL STREET, 3559 SOUTH FEDERAL STREET, 43 WEST 35<sup>TH</sup> PLACE, 3540 SOUTH DEARBORN STREET, 43 WEST 36<sup>TH</sup> STREET, AND 3558 SOUTH DEARBORN STREET, ALL IN CHICAGO, ILLINOIS.

**P.I.N. NUMBERS:** 17-33-426-001, 17-33-426-002, 17-33-426-003, 17-33-426-004, 17-33-426-011, 17-33-423-009, 17-33-424-001, 17-33-424-008, 17-33-424-009 AND 17-33-424-014

**IV. PARCEL FOUR- LEASEHOLD ESTATE (METRO TOWNHOMES)**

THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE, DATED AS OF NOVEMBER 1, 2005, FROM THE CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, TO PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, AND RECORDED ON NOVEMBER 30, 2005 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533418109, AND THEREAFTER AMENDED BY THAT CERTAIN ADD-ON AMENDMENT TO GROUND LEASE, DATED AS OF FEBRUARY 1, 2007, BY AND BETWEEN THE CHICAGO HOUSING AUTHORITY, AS LESSOR, AND PARK BOULEVARD LLC, AS LESSEE, AND THEREAFTER RECORDED ON FEBRUARY 9, 2007 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0704026162, WHICH GROUND LEASE, AS SO AMENDED,

DEMISES, IN PART, THE LAND HEREINAFTER DESCRIBED, AND ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE:

LOTS 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK B, ALSO LOTS 10, 11, 12 AND 13 IN BLOCK C, ALSO LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK E, INCLUSIVE, ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS / LOCATION:**

10 WEST 35<sup>TH</sup> PLACE, 12 WEST 35<sup>TH</sup> PLACE, 16 WEST 35<sup>TH</sup> PLACE AND 18 WEST 35<sup>TH</sup> PLACE, 3509 SOUTH DEARBORN STREET, 3511 SOUTH DEARBORN STREET, 3513 SOUTH DEARBORN STREET, 3515 SOUTH DEARBORN STREET, 3517 SOUTH DEARBORN STREET, 3521 SOUTH DEARBORN STREET, 3523 SOUTH DEARBORN STREET, 3525 SOUTH DEARBORN STREET, 3547 SOUTH FEDERAL STREET, 3549 SOUTH FEDERAL STREET, 3551 SOUTH FEDERAL STREET, 3553 SOUTH FEDERAL STREET, 3536 SOUTH FEDERAL STREET, 3540 SOUTH FEDERAL STREET, 3544 SOUTH FEDERAL STREET, 3548 SOUTH FEDERAL STREET, 3550 SOUTH FEDERAL STREET, 3554 SOUTH FEDERAL STREET, 3558 SOUTH FEDERAL STREET, AND 3560 SOUTH FEDERAL STREET, ALL IN CHICAGO, ILLINOIS.

**P.I.N. NUMBERS:** 17-33-423-005, 17-33-423-006, 17-33-423-007, 17-33-423-008, 17-33-423-018, 17-33-423-010, 17-33-423-011, 17-33-423-012, 17-33-423-013, 17-33-423-014, 17-33-423-015, 17-33-423-016, 17-33-423-017, 17-33-423-019, 17-33-424-010, 17-33-424-011, 17-33-424-012, 17-424-013, 17-33-404-103, 17-404-104, 17-33-404-105, 17-33-404-106, 17-33-404-107, 17-33-404-108, 17-33-404-109, AND 17-33-404-110

**V. PARCEL FIVE--LEASEHOLD ESTATE (PARKING)**

THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE, DATED AS OF NOVEMBER 1, 2005, FROM THE CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, TO PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, WHICH GROUND LEASE

DEMISES THE LAND HEREINAFTER DESCRIBED, AND ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE:

LOT 1 IN BLOCK B IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS / LOCATION:**

THE CENTRAL PART, BEING APPROXIMATELY 175 FEET NORTH-SOUTH AND 105 FEET EAST-WEST, OF THE BLOCK LYING BETWEEN WEST 35<sup>TH</sup> STREET (NORTH) AND RECENTLY DEDICATED WEST 35<sup>TH</sup> PLACE (SOUTH), AND BETWEEN SOUTH STATE STREET (EAST) AND RE-DEDICATED SOUTH DEARBORN STREET (WEST).

**P.I.N. NUMBER:** 17-33-423-001

**VI. PARCEL SIX—LEASEHOLD ESTATE (OPEN SPACE)**

A PORTION OF THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE, DATED AS OF NOVEMBER 1, 2005, FROM THE CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, TO PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, AND RECORDED ON NOVEMBER 30, 2005 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533418110, AND THEREAFTER AMENDED BY THAT CERTAIN ADD-ON AMENDMENT TO GROUND LEASE, DATED AS OF FEBRUARY 1, 2007, BY AND BETWEEN THE CHICAGO HOUSING AUTHORITY, AS LESSOR, AND PARK BOULEVARD LLC, AS LESSEE, AND THEREAFTER RECORDED ON FEBRUARY 9, 2007 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0704026163, WHICH GROUND LEASE, AS SO AMENDED, DEMISES, IN PART, THE LAND HEREINAFTER DESCRIBED, AND ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE:

BLOCK H AND LOTS 9, 13, AND 14 IN BLOCK E, INCLUSIVE, ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF



STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19,  
2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY,  
ILLINOIS.

**PROPERTY ADDRESS / LOCATION:**

**BLOCK H:**

LYING BETWEEN RECENTLY DEDICATED WEST 35TH PLACE (NORTH) AND RE-DEDICATED WEST 36TH STREET (SOUTH), AND BETWEEN TWO PORTIONS OF RE-DEDICATED SOUTH DEARBORN STREET (EAST AND WEST).

**LOT 9/BLOCK E:**

THE WEST PART, BEING APPROXIMATELY 18 FEET EAST-WEST, OF PROPERTY LYING BETWEEN RECENTLY DEDICATED WEST 35<sup>TH</sup> PLACE EXTENDED WEST TO THE RAILROAD (NORTH) AND RE-DEDICATED WEST 36<sup>TH</sup> STREET EXTENDED WEST TO THE RAILROAD (SOUTH), AND BETWEEN RE-DEDICATED SOUTH FEDERAL STREET (EAST) AND THE RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY (WEST).

**LOT 13/BLOCK E:**

LYING BETWEEN RE-DEDICATED SOUTH FEDERAL STREET (EAST) AND THE RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY (WEST), AND APPROXIMATELY THE NORTH AND SOUTH LINES OF RECENTLY DEDICATED WEST 35<sup>TH</sup> PLACE AS EXTENDED WEST TO THE RAILROAD.

**LOT 14/BLOCK E:**

LYING BETWEEN RE-DEDICATED SOUTH FEDERAL STREET (EAST) AND THE RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY (WEST), AND APPROXIMATELY THE NORTH AND SOUTH LINES OF RE-DEDICATED WEST 36<sup>TH</sup> STREET AS EXTENDED WEST TO THE RAILROAD.

**P.I.N. NUMBER:** 17-33-425-001, 17-33-404-111, 17-33-404-115 AND 17-33-404-116.

**VII. PARCEL SEVEN - BUILDINGS AND IMPROVEMENTS**

ALL BUILDINGS AND IMPROVEMENTS LOCATED ON THE LEASEHOLD ESTATES HEREINABOVE DESCRIBED AS PARCELS ONE THROUGH SIX, INCLUSIVE, AFTER THE DATE OF THE AFORESAID GROUND LEASES.

**VIII. PARCEL EIGHT - APPURTENANT EASEMENT**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS ONE THROUGH SEVEN, INCLUSIVE, AS DESCRIBED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK BOULEVARD MADE BY PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND DATED AS OF NOVEMBER 1, 2005 AND RECORDED ON NOVEMBER 30, 2005 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533418100, OVER AND ACROSS THE LAND AND FOR THE PURPOSES DESCRIBED THEREIN.