



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

July 12, 2011

Mercy Hospital and Medical Center  
2525 South Michigan Avenue  
Chicago, Illinois 60616-2477  
Attention: Sheila Lyne, President and CEO

RE: Initial Certificate of Completion – Mercy Hospital and Medical Center redevelopment project located within the 26<sup>th</sup> King TIF District

Dear Sister Sheila Lyne,

Enclosed please find an executed Initial Certificate of Completion regarding the Mercy Hospital and Medical Center redevelopment project.

After further review of documents pursuant to Section 7.01 of the First Amendment Redevelopment Agreement between the City of Chicago and Mercy Hospital and Medical Center, dated June 7, 2011, the Department of Housing and Economic Development (HED) finds that the developer has satisfactorily performed its covenants and agreements as it pertains to Section 7.01(a) the Initial Certificate of Completion, which states the following:

- (i) The Exterior Facade Restoration Work has been completed and approved in the sole discretion of HED; and
- (ii) The City's Monitoring and Compliance Unit has verified that the Developer is in full compliance with City requirements regarding Prevailing Wage set forth in Section 8.09 with respect to the construction of the Exterior Facade Restoration Work; and
- (iii) There exists neither an Event of Default (after any applicable cure period) which is continuing nor a condition or event which, with the giving notice or passage of time or both, would constitute an Event of Default.

This executed Initial Certificate of Completion releases Mercy Hospital and Medical Center only from those covenants and agreements addressed in Section 7.01(a) of the First Amendment Redevelopment Agreement. All other covenants, agreements, and representations associated with the Redevelopment Agreement are still in force. If you have any questions regarding this matter, please contact Mark Sagun at (312) 744-0882.

Sincerely,

  
William F. Eager  
Acting Managing Deputy Commissioner

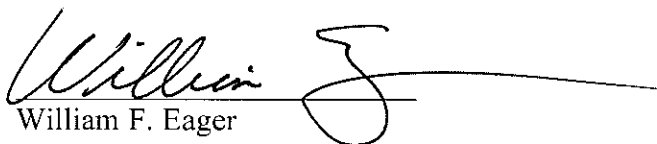
**INITIAL CERTIFICATE OF COMPLETION**

**PURSUANT TO** Section 7.01(a) of the Mercy Hospital and Medical Center First Amendment Redevelopment Agreement (the “Agreement”) dated June 7, 2011 by and between the City of Chicago, an Illinois municipal corporation (the “City”), Mercy Hospital and Medical Center, an Illinois not-for-profit corporation, the term “Developer”, as used in this Agreement, shall mean the Mercy Hospital and Medical Center. The City, by and through its Department of Housing and Economic Development hereby certifies as follows:

1. Completion in accordance with Section 7.01(a). Developer has fulfilled its obligation to complete the Exterior Façade Restoration Work (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 in accordance with Section 7.01(a) of the First Amendment Redevelopment Agreement, 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 Initial Certificate of Completion 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 Initial Certificate of Completion to be executed for the Mercy Hospital and Medical Center project this 12th day of July, 2011.

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

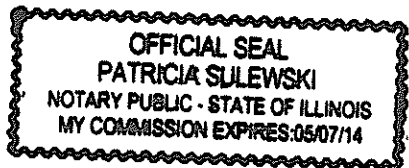
By:   
William F. Eager  
Acting Managing Deputy Commissioner

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 William F. Eager, personally known to me to be an Acting 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 12<sup>th</sup> day of July, 2011.

Patricia Sulewski  
Notary Public



My Commission expires 5/7/14.

**EXHIBIT A**

Mercy Hospital and Medical Center  
INITIAL Certificate of Completion  
July 12, 2011

**The Property**

PIN Numbers:

17-27-129-001  
17-27-129-002  
17-27-129-013  
17-27-129-019  
17-27-129-092  
17-27-129-094  
17-27-129-095  
17-27-123-015  
17-27-123-016  
17-27-123-017  
17-27-123-018  
17-27-123-019  
17-27-123-020  
17-27-123-021  
17-27-123-022  
17-27-123-023

(legal description attached)

## Attachment 1 to HUD-Required Provisions Rider

### Legal Description of parcels included in the HUD Project

#### Parcel 1:

Lots A, B and C in Mercy Hospital and Medical Center Redevelopment being a consolidation of Blocks 62, 63, 64, 68, 69, 76 and 77 and parts of Blocks 61, 65, 66, 67, 70, 75 and 78 and vacated streets and alleys, all in Canal Trustee's Subdivision of the West Half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian,

Except that part of Lot C lying East of a line, being the West line of Antonio's Subdivision according to the plat thereof recorded April 9, 2007 as document 0709906052, described as follows:

Commencing at a point on the South line of Lot C that is 701.50 feet West of the Southeast corner of Lot D in said subdivision, as measured along the South line of said Lots C and D; thence North 00 degrees 24 minutes 27 seconds East 150.00 feet; thence North 00 degrees 03 minutes 07 seconds East, 114.37 feet; thence Northeasterly 59.31 feet along the arc of a circle, having a radius of 60.33 feet, concave Southeasterly, and whose chord bears North 28 degrees 12 minutes 59 seconds East a distance of 56.95 feet; thence Northeasterly 59.26 feet along the arc of a circle, having a radius of 60.00 feet, concave Northwesterly, and whose chord bears North 28 degrees 05 minutes 07 seconds East a distance of 56.88 feet; thence North 00 degrees 12 minutes 36 seconds West, 84.94 feet; thence Northerly 18.02 feet along the arc of a circle, having a radius of 30.96 feet, concave Westerly, and whose chord bears North 16 degrees 53 minutes 19 seconds West a distance of 17.77 feet; thence Northwesterly 47.16 feet along the arc of a circle, having a radius of 74.72 feet, concave Southwesterly, and whose chord bears North 51 degrees, 38 minutes 52 seconds West a distance of 46.38 feet; thence Northwesterly 43.55 feet along the arc of a circle, having a radius of 35.84 feet, concave Northeasterly, and whose chord bears North 34 degrees 55 minutes 06 seconds West a distance of 40.92 feet; thence North 00 degrees 06 minutes 30 seconds West, 70.73 feet to the North line of said Lot C,

All in Cook County, Illinois.

#### Parcel 2:

The East Half of Block 60 (except the North Half of the Northeast Quarter of Block 60 and except that part taken for streets and alleys) and the East Half of Block 71 (except that part taken for streets and alleys) in Canal Trustees Subdivision of the West Half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

Lots 1, 2 and 3 in Assessor's Division of Block 74 in Canal Trustees Subdivision of the West Half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

Lots 1 to 9, inclusive, in O. P. Briggs Subdivision of the North Half of the Northeast Quarter of Block 60 in Canal Trustees Subdivision of the West Half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Street Address: 2525 South Michigan Avenue, Chicago, Illinois

PIN Numbers: 17-27-129-001-0000  
17-27-129-002-0000  
17-27-129-013-0000  
17-27-123-015-0000  
17-27-123-016-0000  
17-27-123-017-0000  
17-27-123-018-0000  
17-27-123-019-0000  
17-27-123-020-0000  
17-27-123-021-0000  
17-27-123-022-0000  
17-27-123-023-0000