

After Recording, Return To:
Judith A. El-Amin
Assistant Corporation Counsel
City of Chicago
Department of Law
Finance and Economic Development Division
121 N LaSalle St. Room 600
Chicago, IL 60602

Reserved for use by County Recorder

CERTIFICATE OF SUBSTANTIAL COMPLETION

PURSUANT TO Section 7.01(a) of the Comer Science and Education Foundation Redevelopment Agreement (the “**Agreement**”) dated as of April 11, 2013, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and Comer Science and Education Foundation, an Illinois not-for-profit corporation (the “**Developer**”); the City, by and through its Department of Planning and Development hereby certifies effective as of the 15th of December, 2015, as follows:

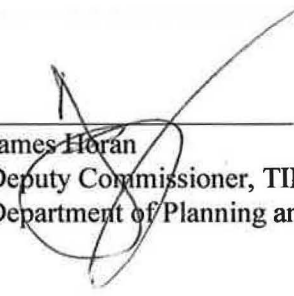
1. Completion of Certain Phases in the Project. Developer has fulfilled its obligation to complete certain Project Phase I components only, as defined in Agreement Section 2. Definitions and as listed below, located on the Property legally described in Exhibit A hereto, in accordance with the terms of the Agreement:

- (1) On-Site Irrigation
- (2) Planting Beds
- (3) Hoop House
- (4) Wrought Iron Fencing
- (5) Wood Fencing

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 above listed Phases of 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 Substantial Completion to be executed as of December 15, 2015.

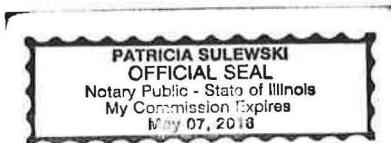
CITY OF CHICAGO

By: 
James Horan
Deputy Commissioner, TIF Administration
Department of Planning and 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 James Horan, personally known to me to be a Deputy Commissioner in 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
uses and purposes therein set forth.

GIVEN under my hand and official seal as of December 15, 2015



Patricia Sulewski
Notary Public

My Commission Expires 5/7/18

EXHIBIT C

Legal Description of Property
(Subject to Title Policy)

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 4 (EXCEPT THAT PART OF LOTS LYING SOUTHWESTERLY OF A LINE DRAWN PARALLEL WITH NORTHEASTERLY LINE OF SAID LOTS 40 FEET DISTANT FROM SOUTHWESTERLY LINE OF SAID LOT 2) IN BLOCK 12 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26 AND THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 5 (EXCEPT THAT PART WHICH LIES SOUTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHEASTERLY LINE OF LOT 3 A DISTANCE OF 40 FEET MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE SOUTHEAST CORNER OF SAID LOT 3 TO A POINT IN THE NORTHWESTERLY LINE OF LOT 6 A DISTANCE OF 33 FEET MEASURED ALONG SAID NORTHWESTERLY LINE FROM THE SOUTHWEST CORNER OF LOT 6) IN BLOCK 12 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26 IN THE SOUTH EAST ¼ OF SECTION 26, WITH THE EXCEPTION OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SOUTHEAST ¼, THE NORTH ½ OF THE NORTHWEST ¼ AND THE SOUTH ½ OF THE NORTHWEST ¼ LYING WEST OF THE I.C.R.R. AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 35 ALL IN TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 6 (EXCEPT THAT PART OF SAID LOT 6 WHICH LIES SOUTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 6 DISTANT 34 ¾ FEET MEASURED ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 6 DISTANCE 33 FEET MEASURED ALONG SAID NORTHWESTERLY LINE FROM THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 12 IN CORNELL BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

A STRIP OF LAND 8 FEET IN WIDTH IN LOT 7 IN BLOCK 12 IN CORNELL BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, SAID 8 FOOT STRIP OF LAND BEING THE SOUTHEASTERLY HALF OF A STRIP OF LAND 16 FEET IN WIDTH BOUNDED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEAST LINE OF SAID LOT 7, 33 FEET NORTH EAST OF THE SOUTH EAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ON A DIAGONAL STRAIGHT LINE EXTENDING FROM SAID POINT OF

BEGINNING TO A POINT IN THE NORTHWEST LINE OF SAID LOT WHICH POINT OF INTERSECTION IS 29 FEET NORTHEAST FROM THE SOUTHWEST CORNER OF SAID LOT TO A POINT WHICH IS 16 FEET FROM AND MEASURED AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE; THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE SOUTHEAST LINE OF SAID LOT TO THE NORTHEAST LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID LOT; 16 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID LOT TO THE POINT OF BEGINNING.

ALSO,

LOTS 7 TO 13 (EXCEPT THE SOUTHWESTERLY 21 FEET OF LOTS 10 TO 13) AND (EXCEPT THAT PART OF LOTS 7, 8 AND 9 LYING SOUTHWESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTHWESTERLY LINE OF LOT 9 WHICH IS 21 FEET NORTHEAST FROM THE MOST WESTERLY CORNER OF LOT 9 TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 7 WHICH IS 33 FEET NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 7 AND ALSO EXCEPT FROM THE ABOVE DESCRIBED PORTION OF LOT 7, THE SOUTHEASTERLY 8 FEET THEREOF) ALL IN BLOCK 12 IN CORNELL IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 14 TO 18 IN BLOCK 12 IN CORNELL BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

THAT PART OF THE VACATED 20 FOOT ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOTS 14 TO 18 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 26 AND 27 IN C. P. KEENEY'S SUBDIVISION OF LOTS 1 TO 18 IN BLOCK 8 AND LOTS 1 TO 18 IN BLOCK 11 IN CORNELL, BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

THAT PART OF THE VACATED 20 FEET ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOTS 26 AND 27 OF PARCEL 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 28 AND 29 IN C. P. KEENEY'S SUBDIVISION OF LOTS 1 TO 18 IN BLOCKS 8 AND LOT 1 TO 18 IN BLOCK 11 IN CORNELL, BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND

35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

THAT PART OF THE VACATED 20 FOOT ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOTS 28 AND 29 OF PARCEL 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7230-7296 S. South Chicago Avenue, Chicago, IL

REAL ESTATE TAX INDEX/PARCEL INDEX NUMBERS: 20-26-109-025
20-26-109-026
20-26-109-027
20-26-109-036
20-26-109-038
20-26-109-039