



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 14, 2019

Fred L. Bonner
Chief Executive Officer
PGS Bronzeville III Limited Partnership
400 East 41st Street, Suite 100
Chicago, Illinois 60653

RE: Certificate of Completion – PG Bronzeville III Limited Partnership Redevelopment Agreement

Dear Mr. Bonner:

Please find the enclosed executed Certificate of Completion regarding the PG Bronzeville III Partnership redevelopment project. Capitalized terms shall have the meanings ascribed to them in the executed redevelopment agreement.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the Redevelopment Agreement (“RDA”) dated December 1, 2016 between the City of Chicago (“City”) and PGS Bronzeville III Limited Partnership, Grand Boulevard Housing IV, LLC, Bronzeville Housing and Community Development Corporation (the “Developer Parties”), and DPD finds that the Developer Parties have satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 401 East Bowen Avenue, Chicago, Illinois 60653 in accordance with the terms of the RDA.

This executed Certificate of Completion releases the Developer Parties only from those covenants and agreements associated with the construction completion of the project. All other covenants, agreements, and representations associated with the RDA, executed between the City and the Developer Parties, are still in force.

The City of Chicago appreciates the investment you have made to the community. If you have any questions regarding this matter, please contact, Assistant Commissioner, Mark Sagun at (312) 744-0882.

Sincerely,

William Jeffries
Deputy Commissioner
Department of Planning & Development

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of **PGS Bronzeville III Limited Partnership** Redevelopment Agreement (the “**Agreement**”) dated as of **December 1, 2016**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), **PGS Bronzeville III Limited Partnership**, an Illinois limited partnership, **Grand Boulevard Housing IV, LLC**, an Illinois limited liability company, and **Bronzeville Housing and Community Development Corporation**, an Illinois not-for-profit corporation (the “**Developer Parties**”), the City, by and through its Department of Planning and Development hereby certifies effective as of the **August 14, 2019**, 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 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.

CITY OF CHICAGO

By: 

William Jeffries
Deputy Commissioner
Department of Planning and Development

EXHIBIT A

To Certificate of Completion dated effective **August 14, 2019**.

Legal Description for the
**Project as defined in PGS Bronzeville III Limited Partnership
Redevelopment Agreement**

The legal description of the Project Site follows this Exhibit cover sheet.

EXHIBIT ~~A~~ B

Legal Description

***PARCEL 1:

THAT PART OF A TRACT OF LAND BEING LOTS 1 TO 6, INCLUSIVE, TOGETHER WITH ALL THAT PART OF THE NORTH-SOUTH 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE NORTH LINE, EXTENDED EAST 16 FEET, OF SAID LOT 1, LYING NORTH OF AND ADJOINING THE SOUTH LINE, EXTENDED EAST 16 FEET, OF SAID LOT 6 AND LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOTS 1 TO 6, INCLUSIVE, ALL IN S. D. WEAKLY'S RESUBDIVISION OF LOTS 7 TO 11, INCLUSIVE, AND THAT PART SOUTH OF THE NORTH 40 FEET OF LOT 12 IN BLOCK 3 IN JENNING'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 4 TO 10, INCLUSIVE, AND THE WEST 1/2 OF LOT 11 (EXCEPT THE WEST 16.0 FEET OF THE EAST 17.0 FEET THEREOF) TOGETHER WITH ALL THAT PART OF THE EAST-WEST 13 FOOT VACATED ALLEY LYING EAST OF AND ADJOINING THE WEST LINE, EXTENDED SOUTH 13.0 FEET, OF SAID LOT 8, LYING WEST OF AND ADJOINING THE WEST LINE, EXTENDED NORTH 13.0 FEET, OF THE EAST 17.0 FEET OF THE WEST 1/2 OF SAID LOT 11, AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 9, 10 AND THE WEST 1/2 OF LOT 11, ALL IN THE RESUBDIVISION OF LOTS 7 TO 12, INCLUSIVE, IN BLOCK 2 AND LOTS 1 TO 6, INCLUSIVE, IN BLOCK 3 IN JENNING'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID S. D. WEAKLY'S RESUBDIVISION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE NORTH LINE OF SAID TRACT OF LAND, BEING ALSO THE SOUTH LINE OF E. BOWEN AVENUE, A DISTANCE OF 320.25 FEET TO A POINT LOCATED 112.25 FEET, AS MEASURED ALONG SAID NORTH LINE, WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 121.00 FEET TO A SOUTH LINE OF SAID TRACT, BEING ALSO THE NORTH LINE OF A 13 FOOT WIDE PUBLIC ALLEY RUNNING EAST AND WEST; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID LAST DESCRIBED SOUTH LINE, A DISTANCE OF 34.06 FEET TO A CORNER OF SAID TRACT, BEING ALSO THE NORTHERLY EXTENSION OF THE WEST LINE OF A 16 FOOT WIDE PUBLIC ALLEY RUNNING NORTH AND SOUTH; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 134.07 FEET TO THE SOUTH LINE OF SAID TRACT, BEING ALSO THE NORTH LINE OF E. 42ND STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LAST DESCRIBED SOUTH LINE, A DISTANCE OF 35.34 FEET TO A POINT LOCATED 250.57 FEET, AS MEASURED ALONG SAID SOUTH LINE, EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 44 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 63.35 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 34.43 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.55 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 123.31 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.70 FEET;

Continued...

Exhibit A – continued ...

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.64 FEET;
THENCE SOUTH 44 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 40.48 FEET
TO THE WEST LINE OF SAID TRACT, BEING ALSO THE EAST LINE OF S. DR. MARTIN LUTHER
KING JR. DRIVE; THENCE NORTH 00 DEGREES 01 MINUTES 40 SECONDS WEST ALONG SAID
LAST DESCRIBED WEST LINE, A DISTANCE OF 168.70 FEET TO THE POINT OF BEGINNING, IN
COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 17 FEET OF THE WEST HALF OF LOT 11 (EXCEPT THE WEST 16 FEET OF THE EAST
17 FEET OF THE WEST HALF OF SAID LOT 11 DEDICATED FOR ALLEY) ALL IN THE
RESUBDIVISION OF LOTS 7 THROUGH 12 IN BLOCK 2 AND LOTS 1 THROUGH 6 IN BLOCK 3 IN
JENNING'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERMANENT, NON-EXCLUSIVE RECIPROCAL EASEMENT TO USE UTILITY LINES ON THE
TOWNHOME PARCEL TO SERVICE PARCEL 1 AS ESTABLISHED BY RECIPROCAL EASEMENT
AGREEMENT BY AND BETWEEN BHCDC LLC AND PGS BRONZEVILLE III LIMITED
PARTNERSHIP DATED AS OF DECEMBER 1, 2016 AND RECORDED DECEMBER 29, 2016 IN
THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER
~~*16 364 45127~~ OVER AND ACROSS THE AREA AS DEPICTED IN EXHIBIT C-2 OF SAID
RECIPROCAL EASEMENT AGREEMENT.***

PERMANENT REAL ESTATE INDEX NO. 20-03-216-033-0000, vol. 251

Affects: Part of subject premises and other property

PERMANENT REAL ESTATE INDEX NO. 20-03-216-034-0000, vol. 251

Affects: Part of subject premises and other property

Address: 401 E. Bowen Ave., Chicago, Illinois