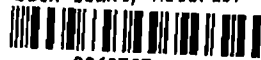


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2001-08-27 14:35:22

Cook County Recorder 31.00



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CERTIFICATE OF COMPLETION OF CONSTRUCTION

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PREPARED BY AND RETURN TO:

KIRKLAND AND ELLIS
200 EAST RANDOLPH DRIVE
CHICAGO, IL 60601
ATTN: BRIAN KRIETER

BOX 333-CTT

CERTIFICATE OF COMPLETION OF CONSTRUCTION

PURSUANT TO Section 7.01 of the Miracle L.L.C. Redevelopment Agreement (the "Agreement") dated August 16, 2001, between the City of Chicago, an Illinois municipal corporation and Miracle L.L.C., (the "Company"), the City of Chicago, by and through its Department of Planning and Development (the "City") hereby certifies as follows:

1. Completion of the Project. The Company 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 Company'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 for the Company to be executed this 16th day of August, 2001.

CITY OF CHICAGO

By: Robert Kufze
Robert Kufze
Deputy Commissioner
Department of Planning
and Development

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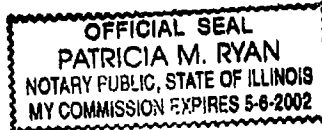
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Patricia M. Ryan a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Kunze, personally known to me to be the Deputy Commissioner of 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 this 16th day of August, 2001.

Patricia M. Ryan
Notary Public

My Commission Expires 5/06/2002



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EXHIBIT A

Legal Description of the Property

10787242

Pin #: 17-32-114-027-0000
17-32-114-028-0000
17-32-113-024 through
042-0000

Exhibit A

Legal Description

PARCEL 1:

LOTS 1, THRU 13, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 2 (EXCEPT THE SOUTH 144 FEET THEREOF) OF BLOCK 8 IN THE SUBDIVISION OF LOTS 31 AND 32 IN THE ASSESSOR'S DIVISION OF PART OF THE NORTH WEST QUARTER OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH ONE-THIRD OF THE SOUTH 144 FEET OF SUB BLOCK 2 OF BLOCK 8 IN THE SUBDIVISION OF LOTS 31 AND 32 IN THE ASSESSOR'S DIVISION OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 THRU 5, BOTH INCLUSIVE, JOSEPHINE P. ALLINS SUBDIVISION OF THE SOUTH 96 FEET OF LOT 2 IN BLOCK 8 IN SUBDIVISION OF LOTS 31 AND 32 IN ASSESSORS DIVISION OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 140 FEET OF LOT 3 IN BLOCK 8 IN SUBDIVISION OF LOTS 31 AND 32 IN ASSESSORS DIVISION OF PART OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1957 AS DOCUMENT 89140 OF SAID SUBDIVISION OF LOTS 31 AND 32 RECORDED JUNE 26, 1879 AS DOCUMENT 227582 IN COOK COUNTY, ILLINOIS.

PARCEL 5:

ALL OF THE NORTH - SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING PARCELS 1, 2, AND 3 AND LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 8 OF PARCEL 7, AS AFORESAID.

PARCEL 6:

ALL OF THE EAST-WEST VACATED ALLEY LYING SOUTH OF LOT 5 IN JOSEPHINE P. ALLINS SUBDIVISION AFORESAID AND NORTH OF THE WEST 140 FEET OF LOT 3 IN BLOCK 8 IN THE SUBDIVISION OF LOTS 31 AND 32 IN ASSESSORS DIVISION AFORESAID.

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Legal Description (cont'd)

PARCEL 7:

LOT 1 AND THE EAST 123.7 FEET OF LOT 3 AND THE EAST 123.7 FEET OF THE EAST AND WEST VACATED ALLEY BETWEEN SAID LOTS 1 AND 3 IN BLOCK 8, AND ALL OF BLOCKS 9, 10, AND 11 AND VACATED LAFLIN, JASPER AND LOOMIS STREETS ADJOINING SAID BLOCKS 8, 9, 10, AND 11 IN THE SUBDIVISION FOR PURPOSES OF PARTITION OF LOTS 31 AND 32 OF ASSESSORS DIVISION OF PART OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 1 TO 19 BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 7 IN PARTITION OF LOTS 31 AND 32 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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