

SERVICES BUILDING CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of UCAN Redevelopment Agreement (the “**Agreement**”) dated as of **June 1, 2015**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and **Uhlich Children’s Advantage Network** the City, by and through its Department of Planning and Development hereby certifies effective as of the September 1, 2017, as follows:

1. Completion of the Project. The Developer has fulfilled its obligation to complete the Service Building phase of 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 Services Building Certificate of Completion to be executed.

CITY OF CHICAGO

By: 
James Horan
Deputy Commissioner
TIF Administration
Department of Planning and Development

EXHIBIT A

To Services Building Certificate of Completion dated effective September 1, 2017

Legal Description for the
Project as defined in UCAN
Redevelopment Agreement

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

EXHIBIT B

PROPERTY

[Subject to Survey and Title Insurance]

PRIVATE PROPERTY

PARCEL 1:

LOTS 101 TO 125, BOTH INCLUSIVE, AND THE EAST AND WEST VACATED ALLEY LYING NORTH OF AND ADJOINING OF SAID LOTS 101 TO 125, BOTH INCLUSIVE IN GIVENS AND GILBERTS SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THE SOUTH 1/2 LYING SOUTH OF THE SOUTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY RIGHT OF WAY, LYING NORTH OF THE SOUTH 6 ACRES EAST OF DOUGLAS PARK BOULEVARD OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART FALLING IN FILLMORE STREET), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WEST FILLMORE STREET AND THE EAST RIGHT OF WAY LINE OF SOUTH INDEPENDENCE BOULEVARD; THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF SOUTH INDEPENDENCE BOULEVARD, FOR A DISTANCE OF 138.62 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SOUTH INDEPENDENCE BOULEVARD AND THE SOUTH RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY (FORMERLY KNOWN AS THE CHICAGO GREAT WESTERN RAILROAD COMPANY); THENCE SOUTH 89 DEGREES 13 MINUTES 55 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, FOR A DISTANCE OF 415.75 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY AND THE WEST LINE OF GIVINS AND GILBERT'S SUBDIVISION, THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST ALONG SAID WEST LINE OF GIVINS AND GILBERT'S SUBDIVISION, FOR A DISTANCE OF 138.60 FEET TO THE INTERSECTION OF SAID WEST LINE OF GIVINS AND GILBERT'S SUBDIVISION AND SAID NORTH RIGHT OF WAY LINE OF WEST FILLMORE STREET; THENCE NORTH 89 DEGREES 14 MINUTES 05 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF WEST FILLMORE STREET, FOR A DISTANCE OF 415.69 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

(A) LOTS 1, 2, 3 AND THE WEST 25 FEET OF LOTS 4 AND 5 IN COEN'S RESUBDIVISION OF LOTS 76 TO 80, BOTH INCLUSIVE IN GIVENS AND GILBERT'S SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14,

TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO:

(B) LOTS 81 TO 100, BOTH INCLUSIVE IN GIVENS AND GILBERTS SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO:

(C) LOTS 1 TO 8, BOTH INCLUSIVE, IN EDWARD CASEY'S ADDITION TO CHICAGO BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

COMMONLY KNOWN AS: 3600-3718 & 3601-3719 W. FILLMORE STREET
CHICAGO, ILLINOIS 60624

PERMANENT INDEX NO. 16-14-321-008 AND -009
16-14-325-011, -048 AND -049

CITY PROPERTY (TO BE TRANSFERRED)

LOTS 4 AND 5 (EXCEPT THE WEST 25 FEET) IN COEN'S RESUBDIVISION OF LOTS 76 TO 80 OF GIVINS AND GILBERT'S SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1106-12 S. CENTRAL PARK AVENUE
CHICAGO, ILLINOIS 60624

PERMANENT INDEX NO. 16-14-325-047

VACATED PORTION OF WEST FILLMORE STREET

ALL THAT PART OF WEST FILLMORE STREET LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF S. CENTRAL PARK AVENUE AND EASTERLY OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 8 IN EDWARD CASEY'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1893 AS DOCUMENT 1974133, IN COOK COUNTY, ILLINOIS, CONTAINING 56,409 SQUARE FEET, MORE OR LESS, AS SHADED AND LEGALLY DESCRIBED BY THE WORDS "HEREBY VACATED" ON THE DRAWING ATTACHED AS EXHIBIT A TO THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MAY 9, 2012.