

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of Montclare Senior Residences of Avalon Park Phase I Redevelopment Agreement (the "**Agreement**") dated as of October 29, 2008, by and between the City of Chicago, an Illinois municipal corporation (the "**City**"), through its Department Planning and Development ("**DPD**"), and Montclare Senior Residences of Avalon Park Phase I, LLC. (the "**Developer**"), the City, by and through its Department of Housing and Economic Development (as successor to DPD) hereby certifies effective as of the 19th day of May, 2011 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 the 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 to be executed.

CITY OF CHICAGO

By: 
William Eager
Acting Managing Deputy, Housing
Department of Housing and Economic 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 William Eager, personally known to me to be a Acting Managing Deputy 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 uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of May, 2011.



Patricia Sulewski
Notary Public

My Commission Expires 5/7/14

EXHIBIT A

To Certificate of Component Completion dated 19th day of May, 2011

Legal Description for the
**Project as defined in the Montclare Senior Residences of Avalon Park Phase I
Redevelopment Agreement**

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

PROPERTY

A TRACT OF LAND IN CORNELL, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 16, 1872 AS DOCUMENT NO. 13647, DESCRIBED AS FOLLOWS: (NOTE: THE EAST AND WEST LINES OF WOODLAWN AVENUE ARE CONSIDERED AS DUE NORTH FOR THE FOLLOWING COURSES;) COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF 79TH STREET AND THE EAST LINE OF THE VACATED WEST 14 FEET OF WOODLAWN AVENUE; THENCE NORTH 89°47'00" WEST ALONG SAID NORTH LINE 79TH STREET, A DISTANCE OF 216.58 FEET TO A POINT THAT IS 60.00 FEET EAST (AS MEASURED ON SAID NORTH LINE OF 79TH STREET) OF THE EASTERLY LINE OF THE 200.00 FOOT WIDE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY; THENCE NORTH 8°45'00" EAST ALONG THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED MAY 1, 1883 AS DOCUMENT NO. A464433 A DISTANCE OF 410.55 FEET TO THE SOUTHERLY CORNER OF THE PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED MARCH 24, 1949, AS DOCUMENT NO. B14519210; THENCE DUE NORTH A DISTANCE OF 78.01 FEET TO THE NORTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 14519210; THENCE NORTH 8°45'00" EAST A DISTANCE OF 109.39 FEET TO A POINT IN THE SOUTH LINE OF VACATED 78TH STREET, SAID POINT BEING 28.00 FEET EAST AS MEASURED ON THE SAID SOUTH LINE, OF SAID EASTERLY LINE OF THE 200.00 FOOT RIGHT-OF-WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH 04°23'46" EAST, 33.09 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID VACATED 78TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 04°23'46" EAST, 33.09 FEET TO THE NORTH LINE OF SAID VACATED 78TH STREET; THENCE NORTH 10°26'00" EAST A DISTANCE OF 38.68 FEET TO THE NORTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN DEED RECORDED OCTOBER 16, 1941, AS DOCUMENT NO. 12776309; THENCE SOUTH 79°19'00" EAST A DISTANCE OF 5.96 FEET TO THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 13, 1936, AS DOCUMENT NO. 11893309; THENCE NORTH 10°41'00" EAST ALONG THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN SAID DOCUMENT NO. 11893309 A DISTANCE OF 138.89 FEET; THENCE SOUTH 78°50'38" EAST, 31.18 FEET; THENCE SOUTH 89°28'38" EAST, 101.06 FEET; THENCE NORTH 45°21'32" EAST, 12.94 FEET; THENCE NORTH 00°11'40" EAST, 161.63 TO THE NORTH LINE OF THE SOUTH 338.00 FEET OF SAID TRACT; THENCE SOUTH 89°48'00" EAST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 140.00 FEET TO THE WEST LINE OF THE 14.00 FOOT PUBLIC ALLEY IN BLOCK 78 OF SAID CORNELL SUBDIVISION; THENCE SOUTH 00°00'34" WEST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 338.00 FEET TO THE NORTH LINE OF EAST 78TH STREET; THENCE NORTH 89°45'54" WEST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 188.30 FEET TO A POINT IN THE EAST LINE OF SAID VACATED WEST 14.00 FEET OF WOODLAWN AVENUE; THENCE SOUTH 00°00'00" EAST LINE OF THE VACATED WEST 14.00 FEET OF WOODLAWN AVENUE, A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID VACATED 78TH STREET; THENCE NORTH 89°45'54" WEST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 134.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1200 EAST 78TH STREET, CHICAGO, IL
PINS: 20-26-323-084-0000
20-26-417-035-0000