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Doc#: 1034731030 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/13/2010 02:29 PM Pg: 1 of 7

### CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain Laborers' Training Center Redevelopment Agreement (the "Agreement") by and between the Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund, a jointly-administered not-for-profit Taft-Hartley Trust Fund ("the Developer") and the City of Chicago, an Illinois municipal corporation ("City"), which Agreement is dated as of July 13, 2006 and was recorded on July 13, 2006 as document number 0619412098 in the office of the Cook County Recorder of Deeds, and which Agreement was amended as of March 24, 2008 and which amendment was recorded on March 24, 2008 as document number 0808418061, the City, by and through its Department of Community Development (the "Department"), hereby certifies as follows:

1. Completion of the Project . The Developer has fulfilled its obligation to complete the Project and Green Roof (as such terms are defined in the Agreement) located on the property legally described on Exhibit A attached hereto, in accordance with the terms of the Agreement. More specifically, the Developer has provided proof, to the satisfaction of the Department, that:
  - (a) it completed the Project in accordance with Recital D and Section 3.01 (as amended);
  - (b) it complied with the Green Roof requirements;
  - (c) a certificate of occupancy was issued for the Facility;
  - (d) operations within the Facility have commenced;
  - (e) the Developer met its prevailing wage obligations during construction;
  - (f) complied with the prevailing wage provisions of Section 8.09 and the MBE, WBE, and the City residency employment provisions of Section 10;
  - (g) the total costs of the Project met or exceeded the requirements of the Agreement;
  - (h) the TIF-Eligible Improvements undertaken met or exceeded the requirements of the

Agreement;

(i) the Developer submitted sufficient proof that the amount of TIF-Eligible Improvements made or incurred equals or exceeds the issuance value of the City Note;

(j) lien waivers, owner's sworn statements, general contractor's sworn statements, and related construction issues meet the requirements of the Agreement.

(k) Developer affirmed that the representations and warranties of the Redevelopment Agreement are true and correct and the Developer is in compliance with all covenants contained therein;

(l) Developer affirmed that it has received no notice and has no knowledge of any liens or claim of lien either filed or threatened against the Property except for the Permitted Liens; and

(m) Developer affirmed that there exists neither an Event of Default which is continuing nor a condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default.

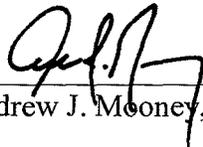
All terms not defined herein are as defined in the Agreement.

2. Other provisions of 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 has been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in full 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.

[signature page follows]

IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed on December 8 2010.

CITY OF CHICAGO, by and through its Department of Community Development

By:   
Andrew J. Mooney, Acting Commissioner

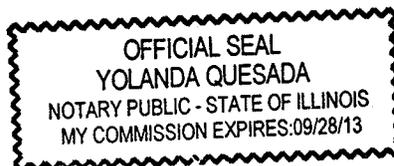
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, Yolanda Quesada, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew J. Mooney, personally known to me to be the Acting Commissioner of the Department of Community 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 she signed, sealed, and delivered said instrument pursuant to the authority given to her by the City, as her 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 8 day of December 2010.

  
Notary Public

My Commission Expires 9.28.2013



**PROPERTY**

[see attached]

## EXHIBIT A

### Legal Description

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISED OF A PART OF EACH OF LOTS 1, 10, 11, 12, 13, 14, 15 AND 16 IN COUNTY CLERK'S DIVISION OF THE EAST THREE QUARTERS OF SAID SECTION 32, TOGETHER WITH BLOCKS 35, 36 AND VACATED BLOCKS 53 AND 54, AND THE STRIPS OF LAND, FORMERLY STREETS, ADJACENT TO SAID BLOCKS IN PECK'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SAID SECTION 32, WHICH TRACT OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AT THE INTERSECTION OF SAID LINE WITH THE WESTWARD EXTENSION OF THE NORTH LINE OF THE 18 FOOT WIDE PUBLIC ALLEY LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF BLOCK 1 IN MILLS AND SON'S SUBDIVISION NUMBER 4 OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AND RUNNING THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST, (THE BASIS OF BEARING ASSUMED) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, SAID WEST LINE BEING THE CENTER LINE OF NORTH AUSTIN AVENUE, A DISTANCE OF 540.02 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 83.00 FEET; THENCE SOUTH 62 DEGREES 11 MINUTES 24 SECONDS EAST, A DISTANCE OF 42.25 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST, ALONG A LINE 40 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF A RAILROAD TRACK, SINCE REMOVED, A DISTANCE OF 330.50 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTH, AND 40.00 FEET SOUTHERLY OF AND PARALLEL WITH A RAILROAD TRACK, SINCE REMOVED, AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 64.58 FEET, TO A POINT OF TANGENCY, THE CHORD OF SAID ARC BEING 64.52 FEET LONG AND BEARING SOUTH 85 DEGREES 53 MINUTES 52 SECONDS EAST; THENCE SOUTH 81 DEGREES 40 MINUTES 37 SECONDS EAST, TANGENT TO THE LAST DESCRIBED ARC BEING 40 FEET SOUTHERLY OF AND PARALLEL WITH A RAILROAD TRACK, SINCE REMOVED, A DISTANCE OF 170.10 FEET, TO A POINT IN THE EAST LINE OF THE WEST 683.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND:

THENCE SOUTH 00 DEGREES 35 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 683.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 430.02 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 50 SECONDS EAST, ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 18.00 FOOT WIDE ALLEY, A DISTANCE OF 371.73 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, ALONG A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE CENTER LINE AND A NORTHWARD PROLONGATION THEREOF, OF NORTH MONITOR AVENUE, A DISTANCE OF 101.00 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 41.00 FEET OF LOTS 2 AND 3 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 41.0 FEET, AFORESAID, A DISTANCE OF 907.27 FEET, TO AN INTERSECTION WITH A LINE 907.24 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF N. MONITOR AVENUE); THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 51.00 FEET OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT AFORESAID; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 51.00 FEET OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT, A DISTANCE OF 188.75 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE NORTH 51.00 FEET, A DISTANCE OF 66.00 FEET TO AN INTERSECTION THE SOUTH LINE OF THE NORTH 117.00 FEET OF LOT 1 IN SAID, KEENEY INDUSTRIAL DISTRICT; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 117.00 FEET OF LOT 1 IN KEENEY INDUSTRIAL DISTRICT, A DISTANCE OF 441.36 FEET, TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF

LOT 1, SAID EAST LINE BEING 66.00 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 117.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EAST ALONG THE EASTWARD PROLONGATION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 66.00 FEET, TO AN INTERSECTION WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 532.29 FEET, TO AN INTERSECTION WITH A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MOST SOUTHERLY YARD TRACK OF CP RAIL; THENCE NORTH 88 DEGREES 56 MINUTES 14 SECONDS WEST ALONG A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID SOUTHERLY YARD TRACK, A DISTANCE OF 432.37 FEET, TO A POINT OF CURVE; THENCE WESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTH, BEING 50 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID SOUTHERLY YARD TRACK, AN ARC DISTANCE OF 136.16 FEET, THE CHORD OF SAID ARC BEING 136.16 FEET LONG AND BEARING NORTH 89 DEGREES 12 MINUTES 52 SECONDS WEST; THENCE SOUTH 89 DEGREES 52 MINUTES 48 SECONDS WEST ALONG A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID SOUTHERLY YARD TRACK, A DISTANCE OF 606.70 FEET, TO A LINE 1140 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH CENTRAL AVENUE VIADUCT; THENCE NORTH 00 DEGREES 45 MINUTES 09 SECONDS WEST ALONG THE LINE 1140 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH CENTRAL AVENUE VIADUCT, A DISTANCE OF 14.00 FEET, TO A LINE 36 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID SOUTHERLY YARD TRACK; THENCE SOUTH 89 DEGREES 52 MINUTES 53 SECONDS WEST ALONG SAID LINE 36 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID YARD TRACK, A DISTANCE OF 797.61 FEET, TO THE EAST LINE OF THE WEST 683.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 35 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF THE WEST 683.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 68.74 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTH 664.42 FEET OF THE EAST 1075 FEET OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE WEST 66 FEET OF CENTRAL AVENUE EAST OF AND CONTIGUOUS TO THE NORTH 117 FEET OF THE EAST 441.36 FEET OF LOT 1, AND ALSO THAT PART OF SAID LOT 1 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTHEAST QUARTER OF SECTION 32, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1924 AS DOCUMENT 8732302, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 32 AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 59 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 AFORESAID, 40.614 METERS (133.25 FEET) TO A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MOST SOUTHERLY TRACK OF CP RAIL AND FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 59 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 197.906 METERS (649.30 FEET), TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 117 FEET OF LOT 1 AFORESAID; THENCE SOUTH 88 DEGREES 36 MINUTES 31 SECONDS WEST ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF THE NORTH 117.00 FEET OF LOT 1 AFORESAID, A DISTANCE OF 236.95 FEET, TO AN INTERSECTION WITH A LINE 170.94 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREE 59 MINUTES 55 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 117.00 FEET, TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 36 MINUTES 31 SECONDS WEST ALONG THE NORTH LINE OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT AFORESAID, A DISTANCE OF 395.95 FEET, THENCE

NORTH 01 DEGREE 23 MINUTES 29 SECONDS WEST, 29.553 METERS (99.96 FEET); THENCE NORTH 88 DEGREES 36 MINUTES 31 SECONDS EAST, 135.081 METERS (443.18 FEET); THENCE NORTH 84 DEGREES 11 MINUTES 35 SECONDS EAST, A DISTANCE OF 57.19 FEET; THENCE NORTH 48 DEGREES 07 MINUTES 33 SECONDS EAST, A DISTANCE OF 85.51 FEET, TO THE WEST LINE OF NORTH CENTRAL AVENUE; THENCE NORTH 01 DEGREE 59 MINUTES 55 SECONDS WEST ALONG SAID WEST LINE, 376.75 FEET, TO A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MOST SOUTHERLY TRACK OF CP RAIL; THENCE SOUTH 89 DEGREES 46 MINUTES 33 SECONDS WEST ALONG SAID PARALLEL LINE, 66.03 FEET, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PINS: 13-32-400-004-0000  
13-32-400-005-0000  
13-32-400-007-0000  
13-32-400-030-0000  
13-32-400-037-0000  
13-32-400-048-0000  
13-32-400-050-0000  
13-32-400-051-0000  
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13-32-400-055-0000  
13-32-500-002-0000