

### CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain 540 West Madison Redevelopment Agreement dated as of October 28, 2003 and recorded on October 29, 2003 as document number 0330227078 in the office of the Cook County Recorder of Deeds (the "Agreement") by and between the City of Chicago, an Illinois municipal corporation ("City") and LaSalle Street Capital, Inc., a Delaware corporation (the "Developer"), the City, by and through its Department of Planning and Development, hereby certifies 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 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 for the Developer to be executed this 8<sup>th</sup> day of February, 2008.<sup>7</sup>

CITY OF CHICAGO

By: Robert Kunze  
Deputy Commissioner  
Department of Planning and Development

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Dante Hall, 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/she signed, sealed, and delivered said instrument pursuant to the authority given to him/her by the City, as his/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<sup>th</sup> day of February, 2008.<sup>7</sup>

Dante Hall  
Notary Public

My Commission Expires 5/2/09



EXHIBIT A

**PROPERTY**

ALL OF THE UNSUBDIVIDED ORIGINAL LOTS, OR PARTS THEREOF, AND ALL OF THE SUBLOTS IN THE SUBDIVISIONS OF THE ORIGINAL LOTS, OR PARTS THEREOF, TOGETHER WITH ALL THE VACATED ALLEYS IN BLOCK 49 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THOSE PARTS THEREOF TAKEN AND USED FOR WEST MADISON STREET, IN COOK COUNTY, ILLINOIS.

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK

**ABN AMRO Services Company**

2-50710

Expense Disbursement Account  
135 South LaSalle Street  
Chicago, Illinois 60603

DATE  
10/30/02

CHECK NUMBER  
01327647

AMOUNT  
\*\*\*\*\*\$50,000.00

ACCOUNTS PAYABLE

PAY Fifty thousand and 00/100 Dollars

OFFICIAL CHECK

TO  
THE  
ORDER  
OF

CHICAGO TRANSIT AUTHORITY  
MERCHANDISE MART PLAZA  
CHICAGO, IL 60654



AUTHORIZED SIGNATURE



MP

⑈01327647⑈ ⑆071000505⑆ 00⑈6072⑈1⑈

⑆0005000000⑆

WARNING: THE BACK OF THIS CHECK IS SIMULATED WATERMARK PAPER. NOT FOR FINANCIAL INSTITUTION USE.

FOR DEPOSIT ONLY

CHICAGO TRANSIT AUTHORITY

WORKING CASH ACCOUNT

CHICAGO TRANSIT AUTHORITY  
WORKING CASH ACCOUNT

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE

110 63331

UNIVERSITY TR. BK.

CHICAGO

CHICAGO, IL

6071000505

003003

071000505

10/30/03

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1  
UNIVERSITY TR. BK.  
CHICAGO, IL  
6071000505

**ABN AMRO Services Company**

2-50710

Expense Disbursement Account  
135 South LaSalle Street  
Chicago, Illinois 60603

DATE  
03/14/03

CHECK NUMBER  
01358103

AMOUNT  
\*\*\*\*\*\$100,000.00

ACCOUNTS PAYABLE

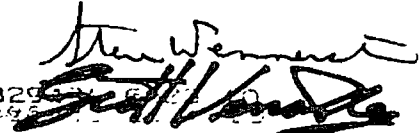
PAY One hundred thousand and 00/100 Dollars

OFFICIAL CHECK

TO  
THE  
ORDER  
OF

AFTER SCHOOL MATTERS  
27 EAST RANDOLPH STREET  
3RD FLOOR  
CHICAGO, IL 60601

320164518 6620001829  
353315595 6420000000



AUTHORIZED SIGNATURE



⑈01358103⑈ ⑆071000505⑆ 00⑈6072⑈1⑈

⑈0010000000⑈

13 KNOWLEDGE OF THE SIGNATURE OF THE SIGNER IS REQUIRED FOR THIS CHECK TO BE VALID. IF YOU DO NOT KNOW THE SIGNER, CONTACT THE ISSUING INSTITUTION.

NORTHERN TRST CHICAGO 07100015  
801 S CANAL CHICAGO, IL 60607  
0710-0015-2320164518 10-31-03  
0710-0015-553315595 11-03-03

NOV 3 11 03

1117 27285

WARNING: THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.  
SIMULATED WATERMARK: THE NORTHERN TRUST COMPANY  
FOR DEPOSIT PAY TO THE ORDER OF  
THE NORTHERN TRUST COMPANY  
CHICAGO, ILLINOIS  
071000152  
AFTER SCHOOL MATTERS INC  
Account Number 0001829491  
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE.  
RESERVED FOR FINANCIAL INSTITUTION USE.

Account Number: 60721  
Check Number: 1358103  
Posting Date: 2003-11-03  
Amount: \$100,000.00