



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 16, 2014

James Hennessy
Associate Vice President
Commercial Real Estate Operations
University of Chicago
5235 South Harper Court, 9th Floor
Chicago, IL 60615

RE: Certificate of Completion – Harper Court Redevelopment Agreement

Dear Mr. Hennessy:

Enclosed please find an executed Certificate of Completion regarding the Harper Court redevelopment project.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the executed Redevelopment Agreement dated October 20, 2011 among the City of Chicago and CJUF III Harper Court LLC and Lake Park Associates, Inc. DPD finds that the Developer has satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 5244 South Lake Park Avenue, Chicago, Illinois 60615, as it is further stated in Recital D and Exhibit B-2 of the redevelopment agreement. The project is located within the 53rd Street TIF District.

This executed Certificate of Completion releases the Developer only from those covenants and agreements associated with the completion of construction of the project. All other covenants, agreements, and representations associated with the Redevelopment Agreement are still in force and effect.

The City of Chicago appreciates the investment you have made and wishes you much success in your future endeavors. If you have any questions regarding this matter, please contact Mark Sagun at (312) 744-0882.

Sincerely,


James Horan
Deputy Commissioner

Attachment

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the Harper Court Redevelopment Agreement (the “**Agreement**”) dated as of October 20, 2011, by and among the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Housing and Economic Development, now known as the Department of Planning and Development (“**DPD**”), and CJUF III Harper Court LLC, a Delaware limited liability company (“**Harper Court**”) and Lake Park Associates, Inc., an Illinois corporation (“**Lake Park**” and together with **Harper Court**, the “**Developer**”); the City, by and through DPD 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 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 has 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 this 16th day of June, 2014.

CITY OF CHICAGO

By: _____

James Horan
Deputy Commissioner, TIF Division
Department of Planning and Development

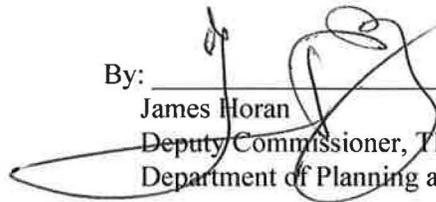
A handwritten signature in black ink, appearing to read 'James Horan', is written over a horizontal line. The signature is stylized and somewhat cursive.

EXHIBIT A

To Certificate Completion dated effective 16th day of June, 2014

Legal Description for the
Project as defined in Harper Court
Redevelopment Agreement

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

EXHIBIT B-2

PROJECT SITE
(Legal Description)

PHASE I

PARCEL 1:

THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 16, 17 AND 18 (EXCEPT THE WEST 14.00 FEET OF THE NORTH 90.00 FEET AND THE NORTH 88.13 FEET OF SAID LOTS), TOGETHER WITH THE WEST 29.86 FEET OF LOTS 1 AND 2 (EXCEPT THE NORTH 88.13 FEET THEREOF) AND THE WEST 29.86 FEET OF LOT 3 (EXCEPT THE SOUTH 20.00 FEET THEREOF) AND THE SOUTH 20.00 FEET OF SAID LOT 3 ALL IN BLOCK 20 IN HYDE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, AND THE NORTH PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

PARCEL 2:

THAT PART OF S. HARPER AVENUE LYING NORTH OF AND ADJOINING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 21 HYDE PARK SUBDIVISION TO A POINT ON THE WEST LINE OF LOT 16 AT ITS POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 16 IN BLOCK 2 IN WAITE'S SUBDIVISION OF LOTS 4 TO 15, INCLUSIVE, IN BLOCK 20 HYDE PARK SUBDIVISION AND LYING SOUTH OF AND ADJOINING A LINE DRAWN FROM A POINT ON THE EAST LINE OF LOT 2 IN SAID BLOCK 21, SAID POINT BEING 90 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN SAID BLOCK 21 AS MEASURED ALONG THE EAST LINE OF SAID LOTS 1 AND 2, TO A POINT ON THE WEST LINE OF LOT 17 IN SAID BLOCK 20, SAID POINT BEING 90 FEET SOUTH OF THE NORTH LINE OF LOT 18 IN SAID BLOCK 20, AS MEASURED ALONG THE WEST LINE OF SAID LOTS 17 AND 18 IN HYDE PARK SUBDIVISION AFORESAID, AND

PARCEL 3:

THE EAST 26.92 FEET OF THE WEST 29.86 FEET OF THE NORTH 88.13 FEET OF LOTS 1 AND 2 IN BLOCK 20 WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.0 FEET CHICAGO CITY DATUM IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID, AND

PARCEL 4:

LOTS 1 TO 15 BOTH INCLUSIVE IN BLOCK 1 AND LOT 11 (EXCEPT THE WEST 14 FEET THEREOF AND EXCEPT THE SOUTH 4.94 FEET OF SAID LOT 11), LOTS 12, 13, 14 AND 15 (EXCEPT THE WEST 14 FEET OF SAID LOTS 12, 13, 14 AND 15), LOT 16 (EXCEPT THE WEST 14 FEET OF THE SOUTH 1/2 OF SAID LOT 16) AND LOTS 17 TO 27 BOTH INCLUSIVE IN BLOCK 2 ALL IN WAITE'S SUBDIVISION OF LOTS 4 TO 15 BOTH INCLUSIVE IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID, AND

PARCEL 5:

THAT PART OF LOT 1 IN BLOCK 19, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 3 IN BLOCK 20 EXTENDED EAST, LOT 2 AND THE NORTH 1/2 OF LOT 3 IN BLOCK 19, ALSO THE 66 FOOT RIGHT OF WAY OF SOUTH LAKE PARK AVENUE VACATED BY DOCUMENT 19999493, LYING WEST OF AND ADJOINING SAID PART OF LOT 1 AND WEST OF AND ADJOINING SAID LOTS 2 AND 3 (EXCEPTING THEREFROM THAT PART OF SAID LOTS 1, 2 AND 3 LYING EASTERLY OF A LINE 80 FEET WESTERLY OF AND CONCENTRIC TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD), IN HYDE PARK SUBDIVISION AFORESAID, AND

PARCEL 6:

LOTS 1, 2 AND 3 AND THE EAST WEST 15 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 1 AND NORTH OF AND ADJOINING SAID LOTS 2 AND 3 AND THE 66 FOOT RIGHT OF WAY OF SOUTH LAKE PARK AVENUE VACATED BY DOCUMENT 19999493, LYING WEST OF AND ADJOINING SAID LOTS 1, 2 AND 3 AND SAID VACATED ALLEY (EXCEPTING THEREFROM THAT PART OF SAID LOTS 1 AND 3 LYING EASTERLY OF A LINE 80 FEET WESTERLY OF AND CONCENTRIC TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD), IN CHURCH SUBDIVISION OF LOT 4 AND THE SOUTH 1/2 OF LOT 3, IN BLOCK 19 IN HYDE PARK SUBDIVISION AFORESAID, AND THOSE PARTS OF AND PARCELS OF LAND DESCRIBED AS FOLLOWS:

PARCEL 7:

THE WEST 14 FEET OF THE SOUTH 1.87 FEET OF THE NORTH 90 FEET OF LOTS 16, 17 AND 18 IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID, AND

PARCEL 8:

THAT PART OF THE WEST 14 FEET OF LOTS 10, 11, 12, 13, 14, 15 AND THE SOUTH 1/2 OF LOT 16 IN BLOCK 2 TAKEN AS A TRACT IN WAITE'S SUBDIVISION OF LOTS 4 TO 15, BOTH INCLUSIVE, IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID, LYING NORTH OF A LINE 22.74 FEET NORTH OF THE SOUTH LINE OF EAST 52ND PLACE, AND

PARCEL 9:

THAT PART OF LOT 10 (EXCEPT THE WEST 14 FEET THEREOF) LYING NORTH OF A LINE 22.74 FEET NORTH OF THE SOUTH LINE OF EAST 52ND PLACE AND THE SOUTH 4.94 FEET OF LOT 11 (EXCEPT THE WEST 14 FEET THEREOF) IN BLOCK 2 WAITE'S SUBDIVISION OF LOTS 4 TO 15, BOTH INCLUSIVE, IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID, AND

PARCEL 10:

THAT PART OF 21 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING LOT 10 (EXCEPT THAT PART OF SAID LOT 10 WHICH LIES SOUTH OF A LINE 22.74 FEET NORTH OF THE SOUTH LINE OF E. HARPER PLACE) AND WHICH LIES EAST OF AND ADJOINING LOTS 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2 IN WAITE'S SUBDIVISION OF LOTS 4 TO 15, INCLUSIVE IN BLOCK 20 OF HYDE PARK SUBDIVISION AFORESAID, AND

PARCEL 11:

THAT PART OF THE 14 FOOT NORTH-SOUTH ALLEY LYING WEST OF AND ADJOINING SAID LOTS 1 TO 15 IN BLOCK 1 IN WAITE'S SUBDIVISION OF LOTS 4 TO 15, BOTH INCLUSIVE, IN BLOCK 20 IN HYDE PARK AFORESAID, ALL IN COOK COUNTY ILLINOIS.

PINs for Phase I:

- 20-11-411-023-0000 (Affects part of Parcel 2 and other property)
- 20-11-412-013-0000 (Affects part of Parcel 3 and other property)
- 20-11-412-034-0000 (Affects part of Parcel 1 and other property)
- 20-11-412-036-0000 (Affects part of Parcel 4)
- 20-11-412-037-0000 (Affects part of Parcel 1)
- 20-11-412-038-0000 (Affects Parcel 7, part of Parcel 1 and other property)
- 20-11-412-039-0000 (Affects part of Parcel 4)
- 20-11-412-043-0000 (Affects part of Parcel 1, part of Parcel 3 and other property)
- 20-11-412-024-0000 (Affects part of Parcel 1 and part of Parcel 5)
- 20-11-412-033-0000 (Affects part of Parcel 1)
- 20-11-412-051-0000 (Affects part of Parcel 4)
- 20-11-412-052-0000 (Affects part of Parcel 4 and part of Parcel 5)
- 20-11-406-018-0000 (Affects part of Parcel 6)
- 20-11-406-028-0000 (Affects part of Parcel 6)
- 20-11-406-031-0000 (Affects part of Parcel 5)
- 20-11-406-035-0000 (Affects part of Parcel 5)
- 20-11-412-030-0000 (Affects part of Parcel 4 and part of Parcel 6)
- 20-11-412-044-0000 (Affects part of Parcel 4 and part of Parcel 5)

PHASE 2

PARCEL 1:

THE NORTH 88.13 FEET OF LOTS 17 AND 18, TAKEN AS A SINGLE TRACT OF LAND, TOGETHER WITH THE NORTH 88.13 FEET OF THE WEST 29.86 FEET OF LOTS 1 AND 2 (EXCEPT THE EAST 26.92 FEET OF SAID LOTS 1 AND 2 WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.00 FEET CHICAGO CITY DATUM) IN BLOCK 20 IN HYDE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, AND THE NORTH PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3 AND 4 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 21 IN HYDE PARK SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, AND THE NORTH PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs for Phase II:

20-11-412-013-0000 (Affects part of Parcel 1 and other property)
20-11-412-043-0000 (Affects part of Parcel 1 and other property)
20-11-412-038-0000 (Affects part of Parcel 1 and other property)
20-11-411-023-0000 (Affects Parcel 2)

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**