

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of Institute of Puerto Rican Arts and Culture Redevelopment Agreement (the “**Agreement**”) dated as of June 7, 2007, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Housing and Economic Development (“**HED**”), and Institute of Puerto Rican Arts and Culture, an Illinois not-for-profit corporation (the “**Developer**”); the City, by and through its Department of Housing and Economic Development (as successor to DCD) hereby certifies effective as of the 22nd of October, 2013, 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 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: _____

James Horan
Deputy Commissioner, TIF Division
Department of Housing and Economic Development

EXHIBIT B

LEGAL DESCRIPTION

**THAT PART LYING WITHIN THE NORTH 400 FEET OF THE NORTHEAST
QUARTER OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.**

