



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

November 5, 2013

Thaddeus Wong
Theus Property Holdings, LLC
618 W. Fulton
Chicago, Illinois 60661

RE: Certificate of Completion – Theus Property Holdings, LLC Redevelopment Agreement

Dear Mr. Wong:

Enclosed please find an executed Certificate of Completion regarding the Theus Property Holdings, LLC redevelopment project.

The Department of Housing and Economic Development (“HED”) has reviewed documents pursuant to Section 7.01 of the executed Redevelopment Agreement dated April 17, 2008, between the City of Chicago, and Theus Property Holdings, LLC, an Illinois limited liability company (the “Developer”). HED finds that the Developer has satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 4703-17 N. Broadway, Chicago, Illinois 60640, as it is further stated in Exhibit B of the redevelopment agreement. The project is located within the Lawrence/Broadway TIF District.

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

The City of Chicago appreciates the investment you have made and wish 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 Theus Property Holdings, LLC Redevelopment Agreement (this "**Agreement**") dated as of April 17, 2008, by and between the City of Chicago, an Illinois municipal corporation (the "**City**"), through its Department of Housing and Economic Development ("**HED**"), and Theus Property Holdings, LLC, an Illinois limited liability company (the "**Developer**"). The City, by and through its Department of Housing and Economic Development (as successor to DCD) hereby certifies effective as of the 5th of November, 2013, 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: _____

James Moran

Deputy Commissioner, TIF Division

Department of Housing and Economic Development

EXHIBIT A

To Certificate of Component Completion dated effective 5th day of November, 2013

Legal Description for the
Project as defined in Theus Property Holdings, LLC
Redevelopment Agreement

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

THEUS PROPERTY HOLDINGS LLC REDEVELOPMENT AGREEMENT

EXHIBIT B

Property Legal Description

LOTS 18 AND 19 IN THE RESUBDIVISION OF LOTS 206 TO 227 AND VACATED ALLEY ADJOINING SAID LOTS IN WILLIAM DEERING'S SURRENDEN SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 14-17-201-004-0000

Address: 4703-17 N. Broadway, Chicago, IL