



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 31, 2015

Mr. John Smith  
Chief Administrative Officer  
Breakthrough Urban Ministries  
402 N St. Louis Avenue  
Chicago, Illinois 60624

**RE: Certificate of Completion – Breakthrough Urban Ministries II Redevelopment Agreement**

Dear Mr. Smith:

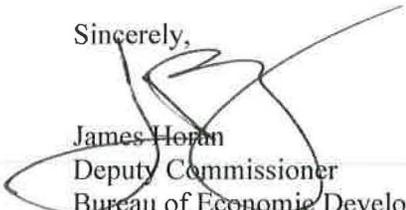
Enclosed please find an executed Certificate of Completion regarding the Breakthrough Urban Ministries II Redevelopment Project.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the executed Redevelopment Agreement dated November 13, 2013 between the City of Chicago and Breakthrough Urban Ministries. DPD finds that the Developer has satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 3211 W. Carroll Ave. and 3330 W. Carroll Ave., in Chicago, Illinois 60624 and further described in Exhibit B of the Redevelopment Agreement.

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  
Bureau of Economic Development

**CERTIFICATE OF COMPLETION**

**PURSUANT TO** Section 7.01 of **Breakthrough Urban Ministries II** Redevelopment Agreement (the “**Agreement**”) dated as of **November 13, 2013**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and **Breakthrough Urban Ministries II** (the “**Developer**”); the City, by and through its Department of Planning and Development hereby certifies effective as of the **August 31, 2015**, 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 B 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 Administration  
Department of Planning and Development



EXHIBIT A

To Certificate of Component Completion dated effective **August 31, 2015**

Legal Description for the  
**Project as defined in Breakthrough Urban Ministries II**  
**Redevelopment Agreement**

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

**EXHIBIT B**

**PROPERTY**

**FamilyPlex Center  
(3209-3227 W. Carroll)**

LOTS 8 THROUGH 19, BOTH INCLUSIVE, IN THE SUBDIVISION OF THE NORTH HALF OF BLOCK 6 OF TYRRELL, BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, LYING NORTH OF LAKE STREET, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-11-405-034  
16-11-405-035

**FamilyPlex Center parking lot (326 N. Kedzie)  
Chicago, IL 60624**

LOT 3 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 6 OF TYRRELL, BARRETT & KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, LYING NORTH OF LAKE ST. EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 16-11-405-038

**FamilyPlex Center parking lot (328 N. Kedzie)  
Chicago, IL 60624**

LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 6 OF TYRRELL, BARRETT & KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, LYING NORTH OF LAKE ST. EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 16-11-405-037

**Joshua Center (3322-3330 W. Carroll)  
Chicago, IL 60624**

**PARCEL 1:**

LOTS 20, 21, 22 AND 23 IN BLOCK 2 IN TYRRELL, BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS.

PIN: 16-11-402-015

**PARCEL 2:**

LOT 1 IN TREGO AND OTHER'S SUBDIVISION OF THE EAST 158.4 FEET OF BLOCKS 3, 4, 9, AND 10 IN TYRRELL, BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD

PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS.

PIN: 16-11-402-014

Fresh Market Pantry (3334 W. Carroll)

*Chicago, IL 60624*

LOT 2 IN THE SUBDIVISION OF THE EAST 158.4 FEET OF BLOCKS 3, 4, 9, AND 10 IN TYRRELL, BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS.

PIN: 16-11-402-013