



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 22, 2016

Loyola University of Chicago
Water Tower Campus
820 N. Michigan Avenue
Chicago, IL 60611

RE: Certificate of Completion – Loyola University of Chicago Redevelopment Agreement

Dear Mr. Wayne Magdziarz:

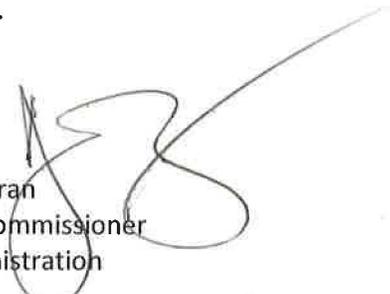
Enclosed please find an executed Certificate of Completion regarding the Loyola University of Chicago Redevelopment Project.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the executed Redevelopment Agreement dated August 30, 2006 between the City of Chicago, and Loyola University of Chicago, an Illinois not-for-profit corporation (the “Developer”), DPD finds that the Developer have satisfactorily performed its covenants and agreements regarding the redevelopment of the real property described in Exhibit B-1 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
TIF Administration

Attachments

CC:
Mark Sagun, DPD

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the Loyola University of Chicago Redevelopment Agreement (the “**Agreement**”) dated as of August 30, 2006, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and Loyola University of Chicago, an Illinois not-for-profit corporation (the “**Developer**”), the City, by and through its Department of Planning and Development (as successor to DPD) hereby certifies effective as of the 22nd day of April, 2016, 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 Planning and Development

EXHIBIT A

To Certificate of Completion dated effective **April 22, 2016**

Legal Description for the
Project as defined in Loyola University of Chicago
Redevelopment Agreement

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

LEGAL DESCRIPTION OF THE PROPERTY

1131 W. Sheridan (Root Photography Building):

LOTS 27 AND 28 IN BLOCK 4 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND THE RIGHT OF WAY OF CHICAGO, EVANSTON AND LAKE SUPERIOR ROAD IN COOK COUNTY, ILLINOIS

Flanner Hall (1068 West Sheridan)

THAT PART OF LOT 9 (EXCEPT THE SOUTH 33.00 FEET THEREOF) IN CAPE HAYES, BEING A SUBDIVISION OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 562.00 FEET (AS MEASURED PERPENDICULARLY) AND LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF LOT 9 AFORESAID; THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 734.67 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 0 DEGREES 39 MINUTES 28 SECONDS EAST, 123.85 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 32 SECONDS WEST, 5.05 FEET; THENCE NORTH 0 DEGREES 39 MINUTES 28 SECONDS EAST, 25.46 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 53 SECONDS WEST, 20.14 FEET; THENCE NORTH 0 DEGREES 38 MINUTES 19 SECONDS EAST, 144.45 FEET TO A POINT ON THE NORTH LINE OF LOT 9 AFORESAID, SAID POINT BEING THE NORTHERLY TERMINUS OF THE HEREIN DESCRIBED LINE, IN COOK COUNTY, ILLINOIS.

Mundelein Center (Skyscraper - 1020 W. Sheridan):

LOTS 4, 5, 6, 7 AND THE WEST 10 FEET OF LOT 8 IN LINN'S NORTH EDGEWATER ADDITION TO CHICAGO, A SUBDIVISION OF LOT 9 (EXCEPT THE WEST 765.93 FEET THEREOF) IN CAPE HAYES BEING A SUBDIVISION OF THE SOUTH EAST FRACTIONAL $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Coffey Hall/Piper Hall (1000 W. Sheridan):

THE EAST 50 FEET OF LOT 8 AND ALL OF LOT 9 AND THAT PART OF LOT 10 AND OF THE PREMISES LYING EAST OF AND ADJOINING SAID LOT 10 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF LOT 10 ON THE NORTH LINE OF DEVON AVENUE RUNNING THENCE EAST ALONG SAID NORTH LINE OF DEVON AVENUE EXTENDED TO A POINT 276.5 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 10, RUNNING THENCE NORTHWESTERLY TO A POINT IN THE NORTH LINE OF SAID LOT 10, 140.5 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 10; RUNNING THENCE WEST TO SAID NORTH WEST CORNER OF SAID LOT 10; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID LOT 10 TO THE SOUTH WEST CORNER OF SAID LOT 10, BEING THE POINT OF BEGINNING, ALL IN LINN'S NORTH EDGEWATER ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 9 (EXCEPT THE WEST 765.93 FEET THEREOF) IN CAPE HAYES BEING A SUBDIVISION OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALL RIPARIAN RIGHTS AND APPURTENANCES PERTAINING THERETO