



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 15, 2019

Cindy Dietz
Senior Vice President Corporate Controller
The Habitat Company
350 W. Hubbard Street,
Chicago, Illinois 60654

RE: Certificate of Completion – East Park SRO Redevelopment Agreement

Dear Ms. Dietz:

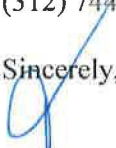
Please find the enclosed executed Certificate of Completion regarding the East Park SRO redevelopment project. Capitalized terms shall have the meanings ascribed to them in the executed redevelopment agreement.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the Redevelopment Agreement (“RDA”) dated March 31, 2017 between the City of Chicago (“City”) and East Park Redevelopment Limited Partnership, East Park Redevelopment LLC, Generations Housing Initiatives (the “Developer Parties”), and DPD finds that the Developer Parties have satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 3300 West Maypole Avenue, Chicago, Illinois 60624 in accordance with the terms of the RDA.

This executed Certificate of Completion releases the Developer Parties only from those covenants and agreements associated with the construction completion of the project. All other covenants, agreements, and representations associated with the RDA, and with the Limited Release and Settlement Agreement executed between the City and the Developer Parties on May 3, 2019, are still in force.

The City of Chicago appreciates the investment you have made to the community. If you have any questions regarding this matter, please contact, Managing Deputy Commissioner, Anthony Simpkins at (312) 744-9475.

Sincerely,


David L. Reifman
Commissioner
Department of Planning & Development

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7 (Completion of Construction) of the Redevelopment Agreement between the CITY OF CHICAGO, an Illinois municipal corporation (the “City”), located at 121 North LaSalle Street, Chicago, Illinois 60602, and EAST PARK REDEVELOPMENT LIMITED PARTNERSHIP, an Illinois limited partnership, EAST PARK REDEVELOPMENT LLC, an Illinois limited liability company, GENERATIONS HOUSING INITIATIVES, an Illinois not-for-profit corporation located at 3300 West Maypole, Chicago, Illinois 60624 (the “Developer Parties”), dated on or as of March 31, 2017, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on April 4, 2017, as Document No. 1709441104 (the “Agreement”), and the Limited Release and Settlement Agreement between the City and the Developer Parties executed on May 3, 2019 (“Limited Release and Settlement Agreement”), the City, acting by and through its Department of Planning and Development, hereby certifies the following as of May 15, 2019.


1. Completion of the Project. The Developer Parties have 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 Parties’ obligation to complete the Project, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Agreement and the Limited Release and Settlement 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.

This Certificate of Completion shall not constitute evidence that the Developer has complied with applicable provisions of federal, state and local laws, ordinances and regulations relating to the construction of the Project, or serve as a guaranty as to the quality of the construction.

IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed on or as of 15th day of May, 2019.

CITY OF CHICAGO

By: 

David L. Reifman
Commissioner
Department of Planning & Development

EXHIBIT A
To Certificate of Completion dated effective **May 15, 2019**

Legal Description for the
Project as defined in East Park SRO
Redevelopment Agreement

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

Exhibit A

PROPERTY LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 5 IN V.G. WILLIAM'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 1 IN BABCOCK'S SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 20 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 19 FEET OF LOT 37, AND ALL OF LOTS 38 TO 42, BOTH INCLUSIVE; IN BLOCK 1 IN PECK'S SUBDIVISION OF THE WEST 19.48 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3300 W. Maypole Avenue, Chicago, Illinois

PIN: 16-11-412-042
16-11-412-043
16-11-412-044
16-11-412-045
16-11-412-046
16-11-412-047