



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 30, 2019

The Hatchery Title Holding Corporation NFP
Attn: Brad McConnell, Authorized Agent
135 N. Kedzie St
Chicago, IL 60612

RE: Certificate of Completion – Hatchery Redevelopment Agreement (RDA)

Dear Mr. McConnell:

Please find the enclosed executed Final Certificate regarding Hatchery RDA.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the executed RDA January 18, 2018 between the City of Chicago, and The Hatchery Title Holding Corporation NFP, Hatchery Master Tenant LLC, The Hatchery Chicago Illinois, Kinzie Industrial Development Corporation, and Accion/Chicago, Inc. d/b/a Accion Chicago (collectively, the “Developer”), DPD finds that the Developer has satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 135 N. Kedzie Avenue. The property is further described in Exhibit B of the RDA.

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 RDA are still in force.

The City of Chicago appreciates the investment you have made and wishes you much success in your future endeavors. If you have any questions regarding this matter, please contact Assistant Commissioner Mark Sagun at (312) 744-0882.

Sincerely,

Tim Jeffries
Deputy Commissioner
Bureau of Economic Development

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the **Hatchery** Redevelopment Agreement (the “**Agreement**”) dated as of **January 18, 2018**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and **The Hatchery Title Holding Corporation NFP, Hatchery Master Tenant LLC, The Hatchery Chicago Illinois, Kinzie Industrial Development Corporation, and Accion/Chicago, Inc. d/b/a Accion Chicago**, the City, by and through its Department of Planning and Development hereby certifies effective as of **December 30, 2019**, 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: 

Tim Jeffries
Deputy Commissioner
Bureau of Economic Development

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Betra Brown, a notary public in and for the said County, in the State aforesaid, DO
HEREBY CERTIFY that Tim Jeffries, personally known to me to be a Deputy Commissioner in the
Department of Planning and Development of the City of Chicago (the City), and personally known to me
to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day
in person and acknowledged that he signed, sealed, and delivered said instrument pursuant to the authority
given to him by the City, as his free and voluntary act and as the free and voluntary act of the City, for the
uses and purposes therein set forth.

GIVEN under my hand and official seal this December 30, 2019



Betra Brown
Notary Public

My Commission Expires April 30, 2023

EXHIBIT A
To Certificate of Completion dated effective **December 30, 2019**

Legal Description for the
Project as defined in Hatchery
Redevelopment Agreement

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

EXHIBIT B

PROPERTY

Legal Description of the City Property

PARCEL 1:

LOTS 1 THROUGH 5 IN BAGANZA'S RESUBDIVISION OF LOT 2 OF STRONG AND BAGANZA'S RESUBDIVISION OF PART OF BLOCK 1 OF HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF LOT 21 OF LEE AND OTHER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 127-135 N Kedzie Avenue
Chicago, IL 60612

PINs: 16-12-317-002-0000
16-12-317-003-0000
16-12-317-004-0000

PARCEL 2:

LOTS 11 THROUGH 16 OF BLOCK 1 IN HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF LOT 21 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3137 W Lake Street; 3140 W Maypole Avenue
Chicago, IL 60612

PINs: 16-12-317-005-0000
16-12-317-006-0000
16-12-317-007-0000

PARCEL 3:

LOT 16 IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 5.211 ACRES OF BLOCK 21 IN LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3139 W Lake Street
Chicago, IL 60612

PIN: 16-12-317-008-0000

PARCEL 4:

LOTS 13 AND 14 IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 5.211 ACRES OF BLOCK 21 IN LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3131 W Lake Street
Chicago, IL 60612
PIN: 16-12-317-010-0000

PARCEL 5:

LOTS 7 THROUGH 11 IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 5.211 ACRES OF BLOCK 21 IN LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3117-27 W Lake Street
Chicago, IL 60612

PINs: 16-12-317-012-0000
16-12-317-013-0000
16-12-317-014-0000
16-12-317-015-0000

Legal Description of the Developer Property

PARCEL 1:

LOT 1 IN STRONG AND BAGANZA'S RESUBDIVISION OF PART OF BLOCK 1 IN HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF LOT 21 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3159 W Lake Street
Chicago, IL 60612

PIN: 16-12-317-001-0000

PARCEL 2:

LOT 15 IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 5.211 ACRES OF BLOCK 21 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3137 W Lake Street
Chicago, IL 60612

PIN: 16-12-317-009-0000

PARCEL 3:

LOTS 1 THROUGH 6 IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 5.211 ACRES OF BLOCK 21 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3101-09 W Lake Street
Chicago, IL 60612

PINs: 16-12-317-016-0000
16-12-317-017-0000
16-12-317-018-0000
16-12-317-019-0000

PARCEL 4:

LOTS 19 THROUGH 32 IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 5.211 ACRES OF BLOCK 21 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3118-32 W Randolph Street
Chicago, IL 60612

PINs: 16-12-318-001-0000
16-12-318-002-0000

PARCEL 5:

LOT 12 IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 5.211 ACRES OF BLOCK 21 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3129 W Lake Street
Chicago, IL 60612

PIN: 16-12-317-011-0000

Legal Description of the Vacated Right of Ways

THE 16 FOOT NORTH/SOUTH ALLEY EAST OF AND ADJACENT TO LOTS 1 THROUGH 5, INCLUSIVE IN BAGANZA'S RESUBDIVISION OF LOT 2 IN STRONG AND BAGANZA'S RESUBDIVISION OF PART OF BLOCK 1 IN HOWARD'S SUBDIVISION RECORDED DECEMBER 21, 1914 AS DOCUMENT NO. 5550760, SOUTH OF AND ADJACENT TO LOT 1 IN STRONG & BAGANZAS' RESUBDIVISION OF PART OF BLOCK 1 IN HOWARD'S SUBDIVISION RECORDED MAY 21, 1913 AS DOCUMENT NO. 5189928, WEST OF AND ADJACENT TO LOT 11 OF BLOCK 1 IN HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF LOT 21 OF LEE'S SUBDIVISION RECORDED JULY 28, 1871 (ANTE FIRE), RE-RECORDED JUNE 7, 1872 AS DOCUMENT 35705 AND NORTH OF AND ADJACENT TO THE NORTH LINE OF WEST MAYPOLE AVENUE,

ALSO;

THAT PART OF W. MAYPOLE AVE. (PREVIOUSLY KNOWN AS W. PARK AVENUE) LYING WEST OF THE WEST LINE OF NORTH ALBANY AVENUE, LYING EAST OF AND ADJACENT

TO THE EAST LINE LOT 15 OF BLOCK 1 IN HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF LOT 21 OF LEE'S SUBDIVISION RECORDED JULY 28, 1871 (ANTE-FIRE), RE-RECORDED JUNE 7, 1872 AS DOCUMENT 35705, LYING SOUTH OF THE SOUTH LINE OF LOTS 1 THROUGH 16, INCLUSIVE, IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO RECORDED JUNE 23, 1860 (ANTE-FIRE) AND LYING NORTH OF THE NORTH LINE OF LOTS 17 THROUGH 32, INCLUSIVE IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO RECORDED JUNE 23, 1860 (ANTE-FIRE)

ALSO;

THAT PART OF N. TROY STREET (PREVIOUSLY KNOWN AS PART OF W. PARK AVENUE) OPENED BY ORDINANCE #48 RECORDED JULY 14, 1904 AS DOCUMENT NUMBER 3565415 LYING NORTH OF AND ADJACENT TO THE EASTERLY EXTENSION OF THE NORTH LINE OF W. MAYPOLE AVENUE, LYING WEST OF THE WEST LINE OF LOT 19 IN AUGUSTUS BELMONT'S ADDITION TO CHICAGO RECORDED JUNE 23, 1860 (ANTE-FIRE) AND LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOT 15 OF BLOCK 1 IN HOWARD'S SUBDIVISION OF THE WEST 3 ACRES OF LOT 21 OF LEE'S SUBDIVISION RECORDED JULY 28, 1871 (ANTE-FIRE), RE-RECORDED JUNE 7, 1872 AS DOCUMENT 35705, AND LYING SOUTH OF THE SOUTH LINE OF W. MAYPOLE AVE. (PREVIOUSLY KNOWN AS W. PARK AVENUE);

SAID PARCELS OF LAND TAKEN TOGETHER AS A TRACT IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: VACATED WEST MAYPOLE AVENUE AND 16-FOOT ALLEY PART OF AND ADJOINING: 16-12-317-003-0000.



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 30, 2019

The Hatchery Title Holding Corporation NFP
Attn: Brad McConnell, Authorized Agent
135 N. Kedzie St
Chicago, IL 60612

RE: Statement of TIF-Eligible Expenditures & Total Project Costs: Final Certificate
Hatchery Redevelopment Agreement (RDA)

Dear Mr. McConnell:

The Department of Planning and Development has reviewed the TIF-eligible expenditures to date for the aforementioned project. Any capitalized terms not defined herein shall have the meaning ascribed to them in the RDA. The total to date is as follows:

Approved Final TIF-Eligible Costs: At least \$ 7,162,004.89

Approved Final Total Project Costs: \$ 34,050,027.89

The project has incurred the minimum TIF eligible expenditures amount stated in the RDA for the Final Certificate. The contract distribution of TIF funds is not to exceed \$ 7,162,004.89 in total. The project has realized \$10,223.11 in Project Cost savings. If you have any questions or concerns, please contact Patrick Lynch (312) 744-2378.

Sincerely,

Mark Sagun
Assistant Commissioner
Bureau of Economic Development