

File Number 6191-878-7



State of Illinois  
Office of  
The Secretary of State

Whereas, ARTICLES OF INCORPORATION OF  
KINZER COURT CONDOMINIUM ASSOCIATION  
INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN  
FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE  
GENERAL NOT FOR PROFIT CORPORATION ACT OF ILLINOIS, IN FORCE  
JANUARY 1, A.D. 1987.

Now Therefore, I, Jesse White, Secretary of State of the State of  
Illinois, by virtue of the powers vested in me by law, do hereby issue  
this certificate and attach hereto a copy of the Application of the  
aforesaid corporation.

In Testimony Whereof, I hereto set my hand and cause to be  
affixed the Great Seal of the State of Illinois,  
at the City of Springfield, this 21ST  
day of NOVEMBER A.D. 2001 and of  
the Independence of the United States the two  
hundred and 26TH



Jesse White

Secretary of State

**NFP-102.10**

(Rev. Jan. 1999)

**ARTICLES OF INCORPORATION**

(Do Not Write in This Space)

**SUBMIT IN DUPLICATE**Date **Filed 11/21/2001**

http://www.sos.state.il.us

**Filed 11/21/2001****Jesse White Secretary of State**

Payment must be made by certified check, cashier's check, Illinois attorney's check, Illinois C.P.A.'s check or money order, payable to "Secretary of State."

Filing Fee **\$50**Approved **BE****DO NOT SEND CASH!**TO: **JESSE WHITE, Secretary of State** 61918787

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986," the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

Article 1. The name of the corporation is: Kinzer Court Condominium Association BE

Article 2: The name and address of the initial registered agent and registered office are:

|                   |                                  |                 |                       |
|-------------------|----------------------------------|-----------------|-----------------------|
| Registered Agent  | <u>Richard</u>                   | <u>A.</u>       | <u>Martens</u>        |
|                   | First Name                       | Middle Name     | Last Name             |
| Registered Office | <u>20 N. Wacker - Suite 1660</u> |                 |                       |
|                   | Number                           | Street          | (Do not use P.O. Box) |
|                   | <u>Chicago</u>                   | <u>IL 60606</u> | <u>Cook</u>           |
|                   | City                             | ZIP Code        | County                |

Article 3: The first Board of Directors shall be 3 in number, their names and residential addresses being as follows: (Not less than three)

| Director's Names     | Number     | Street               | Address City    | State     |
|----------------------|------------|----------------------|-----------------|-----------|
| <u>Mas Takiguchi</u> | <u>125</u> | <u>S. Maple</u>      | <u>Oak Park</u> | <u>IL</u> |
| <u>Wayne Pierce</u>  | <u>620</u> | <u>S. Humphrey</u>   | <u>Oak Park</u> | <u>IL</u> |
| <u>Edward Solan</u>  | <u>920</u> | <u>N. Kenilworth</u> | <u>Oak Park</u> | <u>IL</u> |

Article 4. The purposes for which the corporation is organized are:

1. To maintain, operate and manage a condominium residential building and improvements situated at 336-40 S. Kenilworth/842-858 Washington, Oak Park, Illinois and furtherance of those purposes to exercise all the powers permitted to be exercised by Illinois Not-For-Profit Corporations under the Illinois General Not-For-Profit Corporation Act.

2. To accomplish the purposes and provide the functions set forth in Section 18.1 of the Condominium Property Act of the State of Illinois. The members of the Kinzer Court Condominium Association shall consist of the respective unit owners of the prope

Is this corporation a Condominium Association as established under the Condominium Property Act?


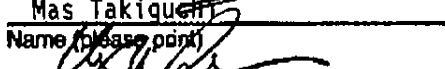
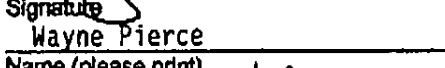
 Yes  No (Check one)Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954?  Yes  No (Check one)Is this a Homeowner's Association which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure?  Yes  No

Article 5. Other provisions (please use separate page):

## Article 6. NAMES & ADDRESSES OF INCORPORATORS

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated June 13, 2001  
(Month & Day) (Year)

| SIGNATURES AND NAMES  |  | POST OFFICE ADDRESS  |  |  |
|---|--|--|--|--|
| 1. <br>Signature<br>Mas Takiguchi<br>Name (please print) |  | 1. 125 S. Maple<br>Street<br>Oak Park IL 60302<br>City/Town State ZIP      |  |  |
| 2. <br>Signature<br>Wayne Pierce<br>Name (please print)  |  | 2. 620 S. Humphrey<br>Street<br>Oak Park IL 60304<br>City/Town State ZIP   |  |  |
| 3. <br>Signature<br>Edward Solan<br>Name (please print)  |  | 3. 920 N. Kenilworth<br>Street<br>Oak Park IL 60302<br>City/Town State ZIP |  |  |
| 4. _____<br>Signature<br>Name (please print)  |  | 4. _____<br>Street<br>City/Town State ZIP                                  |  |  |
| 5. _____<br>Signature<br>Name (please print)  |  | 5. _____<br>Street<br>City/Town State ZIP                                  |  |  |

(Signatures must be in **BLACK INK** on original document. Carbon copied, photocopied or rubber stamped signatures may only be used on the true copy.)

- If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by its President or Vice President and verified by him, and attested by its Secretary or an Assistant Secretary.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in this State, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation which is to function as a club, as defined in Section 1-1.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that it will comply with the State and local laws and ordinances relating to alcoholic liquors.

**FOR INSERTS - USE WHITE PAPER - SIZE 8 1/2 x 11**

File No. \_\_\_\_\_

FORM NFP-102.10  
ARTICLES OF INCORPORATION  
under the  
GENERAL NOT FOR PROFIT  
CORPORATION ACT  
of

SECRETARY OF STATE  
DEPARTMENT OF BUSINESS SERVICES  
CORPORATION DIVISION  
SPRINGFIELD, ILLINOIS 62761  
TELEPHONE (217) 782-6622  
782-6622  
(These Articles Must Be Executed and Filed  
in Duplicate)

Filing Fee \$50  
C-157.11

located at 336-40 S. Kenilworth/842-858 Washington, Oak Park, Illinois, in accordance with the respective percentages of ownership interest in the Common Elements of the Property owned by the respective unit owners, as said terms are defined in the Declaration of Condominium Ownership for the Kinzer Court Condominium Association, which Declaration will be recorded in the office of the Recorder of Deeds of Cook County, Illinois.

The membership of each unit owner shall automatically terminate when he or she ceases to be a unit owner, and upon the conveyance, transfer or other disposition of a unit owner's ownership interest in the Property, said unit owner's membership in the Association shall automatically be transferred to the new unit owner succeeding to such ownership interests. Upon the conveyance or transfer or other disposition of a portion of a unit owner's ownership interest, the transferring unit owner and the transferee thereof shall each be members of the Association in accordance with the percentage of ownership interest in the Common Elements of each following such conveyance or transfer.

3. Until the election of the initial Board as provided for in the Declaration and Section 18.2 of the Condominium Property Act, the Board named herein shall function solely upon the direction of the Developer pursuant to the Developer's obligations under Section 18.2.

4. In general, to do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

PROPERTY OF Cook County Clerk's Office