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2000-02-25 11:30:11
Cook County Recorder 27.50

File Number 6090-502-9



00140284

State of Illinois
Office of
The Secretary of State

Whereas, ARTICLES OF INCORPORATION OF
840 NORTH LAKE SHORE DRIVE 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 22ND
day of FEBRUARY A.D. 2000 and of
the Independence of the United States the two
hundred and 24TH



Jesse White

Secretary of State

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NFP-102.10
(Rev. Jan. 1997)
FILED

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

FEB 22 2000

**JESSE WHITE
SECRETARY OF STATE**

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

SUBMIT IN DUPLICATE

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."

DO NOT SEND CASH!

Date 2-22-00

Filing Fee \$50

Approved [Signature]

TO: JESSE WHITE, Secretary of State

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: 840 North Lake Shore Drive Condominium Association

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

Registered Agent	<u>Stephen</u>	<u>Franklin</u>	<u>Galler</u>
	First Name	Middle Name	Last Name
Registered Office	<u>350 West Hubbard, Suite 301</u>		
	Number	Street	(Do not use P.O. Box)
	<u>Chicago</u>	<u>IL 60610</u>	<u>Cook County</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
David Kirshenbaum	1318	Ridge Road,	Northbrook, IL	60062
Steve Sherman	853	Oxford,	Deerfield, IL	60015
Ted Weldon	1346	W. Fletcher,	Chicago, IL	60657

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

To acquire, develop, maintain, operate and manage the residential condominium building to be located at 840 North Lake Shore Drive, Chicago, Illinois.

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):

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 62756
TELEPHONE (217) 782-9522
782-9523
(These Articles Must Be Executed and Filed
in Duplicate)

Filing Fee \$50
C-157.11

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

(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 1-2.24 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.

1.	Signature	1318 Ridge Rd.	City/Town	State	ZIP
1.	Signature	David Kirshenbaum	City/Town	State	ZIP
2.	Signature	853 Oxford	City/Town	State	ZIP
2.	Signature	Steve Sherman	City/Town	State	ZIP
3.	Signature	1346 W. Fletcher	City/Town	State	ZIP
3.	Signature	Chicago, IL 60657	City/Town	State	ZIP
4.	Signature	Street	City/Town	State	ZIP
4.	Signature	Street	City/Town	State	ZIP
5.	Signature	Street	City/Town	State	ZIP

SIGNATURES AND NAMES
Month & Day
Year

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.
Dated February 21, 2000

POST OFFICE ADDRESS

**RIDER TO ARTICLES OF INCORPORATION FOR
840 NORTH LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION**

Rider to the Articles of Incorporation under the General Not For Profit Corporation Act of 840 North Lake Shore Drive Condominium Association.

The members of the 840 North Lake Shore Drive Condominium Association shall consist of the respective Owners of the Property known as and located at the above described address in Chicago, Illinois, in accordance with the respective percentages of ownership interest in the Common Elements of the Property owned by the respective Owners, as said terms are defined in the Declaration of Condominium Ownership, By-laws, Easements, Restrictions, and Covenants executed by the 840 North Lake Shore Drive Condominium Association, which Declaration will be recorded in the office of the Recorder of Deeds, Cook County, Illinois.

The membership of each Owner shall terminate when he ceases to be an Owner, and, upon the sale, transfer or the disposition of his ownership interest in the Property, his membership in the Association shall automatically be transferred to the new Owner succeeding to such ownership interest.

No part of the monies received by the corporation shall inure to the benefit of any private individual except in accordance with the Illinois General Not For Profit Corporation Act.

At the time of the initial meeting of the voting members (as provided in the aforesaid Declaration of Condominium Ownership), the Board of Directors shall be increased to five (5) in number.

Property of Cook County Clerk's Office