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6/5/00 53 001 Page 1 of 4
2000-02-28 14:58:49
Cook County Recorder 27.50

File Number 6090-504-5

State of Illinois
Office of
The Secretary of State

Whereas,

ARTICLES OF INCORPORATION OF
270 EAST PEARSON 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

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

(Rev. Jan. 1999)

FILED

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

FEB 22 2000

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]

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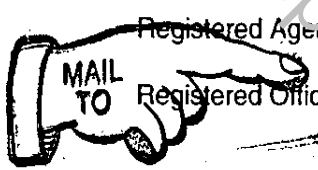
JESSE WHITE
SECRETARY OF STATE

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: 270 East Pearson Condominium Association

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



Registered Agent	Stephen Franklin Galler		
First Name	Middle Name	Last Name	
Registered Office	350 West Hubbard, Suite 301		
Number	Street	(Do not use P.O. Box)	
Chicago	IL	Cook County	
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 Rd.	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 maintain, operate and manage the residential condominium building located at 270 East Pearson, 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):

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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 1.524 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.

	SIGNATURES AND NAMES	POST OFFICE ADDRESS
1.	Signature _____ Name (please print) David Kirshenbaum	Street _____ City/Town Northbrook, IL 60062 State _____ ZIP _____
2.	Signature _____ Name (please print) Steve Sherman	Street _____ City/Town Deerfield, IL 60015 State _____ ZIP _____
3.	Signature _____ Name (please print) Steve Sherman	Street _____ City/Town Chicago, IL 60657 State _____ ZIP _____
4.	Signature _____ Name (please print) _____	Street _____ City/Town _____ State _____ ZIP _____
5.	Signature _____ Name (please print) _____	Street _____ City/Town _____ State _____ ZIP _____

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 (Month & Day) (Year)

2813142

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RIDER TO ARTICLES OF INCORPORATION FOR 270 EAST PEARSON CONDOMINIUM ASSOCIATION

00143142

Rider to the Articles of Incorporation under the General Not For Profit Corporation Act of 270 East Pearson Condominium Association.

The members of the 270 East Pearson Condominium Association shall consist of the respective Owners of the Property known as and located at 270 East Pearson 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 270 East Pearson 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