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(Do Not Write in This Space)

NFP-102.10
(Rev. Jan. 1999)

ARTICLES OF INCORPORATION

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

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."

Date 1-27-03

Filing Fee \$50

Approved [Signature]

DO NOT SEND CASH!

MD
4310236

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: Sterling Condominium Association

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

Registered Agent Vladimir Novakovic

First Name	Middle Name	Last Name
<u>Vladimir</u>	<u>Novakovic</u>	<u>Vladimir</u>

Registered Office 1136 West Pratt Avenue


Number	Street	(Do not use P.O. Box)	
<u>1136</u>	<u>West Pratt Avenue</u>		
<u>Chicago</u>	<u>IL</u>	<u>60626</u>	<u>Cook</u>
City	ZIP Code	County	

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

Director's Names	Number	Street	Address City	State
<u>Vladimir Novakovic</u>	<u>1136</u>	<u>West Pratt Avenue</u>	<u>Chicago</u>	<u>IL</u>
<u>Daniel Herlo</u>	<u>1136</u>	<u>West Pratt Avenue</u>	<u>Chicago</u>	<u>IL</u>
<u>Henry Bramski</u>	<u>1136</u>	<u>West Pratt Avenue</u>	<u>Chicago</u>	<u>IL</u>

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

see attached

0030206907
 1158/0208 83 003 Page 1 of 3
 2003-02-11 12:22:26
 Cook County Recorder
 28.50

 0030206907

COOK COUNTY
REC'D
EUGENE "BO"
MARKER

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

SPS

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 November 1, 2002 (Month & Day) (Year)

Table with 2 columns: SIGNATURES AND NAMES, POST OFFICE ADDRESS. Rows 1-5 with handwritten signatures and printed names (Vladimir Novakovic, Daniel Herlo, Henry Bramski).

(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 1-3.24 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

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

FILED

JAN 27 2003

JESSE WHITE
SECRETARY OF STATE

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)

iling Fee \$50

To maintain, operate and manage a residential development located at 4101-21 North Sheridan Road, Chicago, Illinois .

The members of Sterling Condominium Association shall consist of the respective Unit Owners of the property 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 Unit Owners, as said terms are defined in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Sterling Condominium Association executed by 4101-21 North Sheridan Road, LLC, 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 other 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.

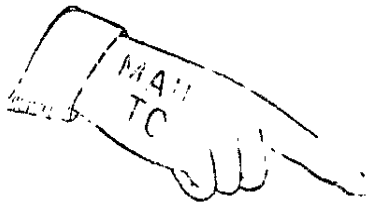
No part of the monies received by the Corporation shall inure to the benefit of any private individual except in accordance with the Illinois Not-for-Profit Corporation Act.

Cook County Clerk's Office

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Property of Cook County Clerk's Office



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