

Doc#: 0423239113
 Eugene "Gene" Moore Fee: \$34.50
 Cook County Recorder of Deeds
 Date: 08/19/2004 03:18 PM Pg: 1 of 6

Whereas, ARTICLES OF INCORPORATION OF DEER RUN CONDOMINIUM ASSOCIATION, PHASE II 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. 1944.

Now Therefore, I, Jim Edgar, 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 1ST day of JULY AD. 19 86 and of the Independence of the United States the two hundred and 10TH.



Jim Edgar
 SECRETARY OF STATE

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UNOFFICIAL COPY

FORM NP-29

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

Filing Requirements—Present: 2 originally signed and fully executed copies in exact duplicate
For inserts—Use White Paper—Size 8 1/2 x 11

Date Paid 7/1/86

Filing Fee \$50.00

Clerk [Signature]

TO: JIM EDGAR, Secretary of State

We, the Incorporators being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not For Profit Corporation Act" of the State of Illinois, do hereby adopt the following Articles of Incorporation:

Article 1. The name of the corporation is: **DEER RUN CONDOMINIUM ASSOCIATION, PHASE II**

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

Registered Agent	<u>IRWIN</u>	<u>E.</u>	<u>LEITER</u>
	First Name	Middle Name	Last Name
Registered Office	<u>30 North LaSalle Street, Suite 2400</u>		
	Number	Street	(Do Not Use P. O. Box)
	<u>Chicago, Illinois</u>	<u>60602</u>	<u>Cook</u>
	City	Zip Code	County

Article 3. The duration of the corporation is perpetual OR _____ years.

Article 4. The first Board of Directors shall be 5 in number, their names and addresses being as follows:
(Not less than three)

Directors' Names	Number	Street	Address	City	State
<u>Kenneth R. Struck</u>	<u>1</u>	<u>1260 Banberg Ct.</u>	<u>Hanover Park</u>	<u>Illinois</u>	<u>60103</u>
<u>James Sayers</u>	<u>1</u>	<u>P.O. Box 155</u>	<u>Twin Lakes</u>	<u>WI</u>	<u>53181</u>
<u>Arlene Struck</u>	<u>1</u>	<u>1216 W. Hintz</u>	<u>Arlington Heights</u>	<u>IL</u>	
<u>Michael G. Sayres</u>	<u>1</u>	<u>136 Forest Avenue</u>	<u>Lake Zurich</u>	<u>Illinois</u>	<u>60047</u>
<u>Steve Goodman</u>	<u>1</u>	<u>1260 Banberg Court</u>	<u>Hanover Park</u>	<u>Illinois</u>	<u>60103</u>

Article 5. The purposes for which the corporation is organized are:

- (a) To engage in the administration and operation of property owned on a condominium basis, as permitted under Section 1 of the General Not for Profit Corporation Act. The Corporation will administer and operate the property which constitutes the Deer Run Condominium, Phase II.
- (b) To acquire and own real and personal property and any interests or rights therein or appurtenant thereto as may be incidental to the purposes of the Corporation.
- (c) To act on behalf of its members collectively, as their governing body for civic functions and purposes, with respect to the preservation, care maintenance, replacement, improvement, enhancement, architectural control, operation and administration of both real and personal property for the promotion of the health, safety and welfare, and the common use and enjoyment thereof by members of the Corporation, all on a not-for-profit basis and as more fully set forth in the Declaration of Condominium Ownership for Deer Run Condominium, Phase II, recorded with the Recorder of Deeds of Cook County, Illinois on

Article 6. Other provisions (Please use separate page):

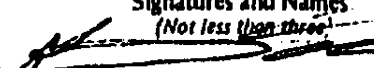
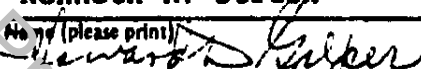

5430-640-7 THIS CORPORATION IS ORGANIZED AS A CONDOMINIUM.

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WE the incorporators declare that we have examined the foregoing Articles of Incorporation and that the statements contained therein are, to the best of our knowledge and belief, true, correct and complete. Executed this _____ day of _____, 19_____.

(Signatures must be in ink. Carbon copy, xerox or rubber stamp signatures are not acceptable.)

Signatures and Names (Not less than three)		Post Office Address
1.  Signature Kenneth R. Struck Name (please print)		1216 W. Hintz Street Arlington Heights, IL City/Town State Zip
2.  Signature Howard D. Galper Name (please print)		30 North LaSalle Street, Suite 2400 Street Chicago, Illinois 60602 City/Town State Zip
3.  Signature Irwin E. Leiter Name (please print)		30 North LaSalle Street, Suite 2400 Street Chicago, Illinois 60602 City/Town State Zip
4. _____ Signature Name (please print)		4. _____ Street City/Town State Zip
5. _____ Signature Name (please print)		5. _____ Street City/Town State Zip

204610539

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.

File # _____

Form NP-29

ARTICLES OF INCORPORATION

under the

GENERAL NOT FOR PROFIT CORPORATION ACT

of

FILED

JUL 1 1986

CORPORATION DEPT.
SECRETARY OF STATE

PATD

JUL 07 1986

SECRETARY OF STATE
CORPORATION DEPARTMENT
SPRINGFIELD, ILLINOIS 62756
TELEPHONE (217) 782-6961

(These Articles Must Be Executed and Filed in Duplicate)
Filing Fee \$50.00

UNOFFICIAL COPY

JESSE WHITE, SECRETARY OF STATE

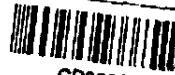
DOMESTIC/FOREIGN CORPORATION
ANNUAL REPORT
GENERAL NOT FOR PROFIT
CORPORATION ACT

Filing Fee: \$5
If late, add penalty of \$3

FILED

JUL 09 2004

JESSE WHITE
SECRETARY OF STATE



CP0893476

Do Not Write Above This Line JULY Year: 2004 File # N 5430-640-7

1. Corporation Name: DEER RUN CONDOMINIUM ASSOCIATION, PHASE II

2(a). Registered Agent Jordan Shifrin 06/20/03
Registered Office 750 Lake Cook Road, #350
City, IL, ZIP, County Buffalo Grove, IL 60089 LAKE

2(b). Changes Registered Agent STUART A. FULLETT
Registered Office 350 W. KENSINGTON ROAD, #120
City, IL, ZIP, County MT. PROSPECT, IL 60056 COOK

3(a). Date of Incorporation/Qualification 07/01/1986

3(b). State of Incorporation Illinois

4.) The names and respective addresses of the corporation's officers and directors are:

NAME	DIR/ OFFICE	DIRECTOR OFFICE	NUMBER & STREET	Palatine, CITY	Illinois STATE	60067 ZIP
Bob Agee		DIRECTOR	648 Deer Run Drive,	Palatine,	Illinois	60067
Joan Cook	DIR/	President	548 Deer Run Drive,	Palatine,	Illinois	60067
Bob Maloney	DIR/	Secretary	542 Deer Run Drive,	Palatine,	Illinois	60067
Carol Hoidahl	DIR/	Treasurer	552 Deer Run Drive,	Palatine,	Illinois	60067
Joe Wuchterl	VP/	Director	551 Deer Run Drive,	Palatine,	Illinois	60067
Nancy Gitzinger		Director	622 Deer Run Drive,	Palatine,	Illinois	60067
Jim Ryan		Director	1150 Wilmette Avenue,	Wilmette,	Illinois	60091

NOTE: List all officers and directors above or list them on an additional sheet: Illinois corporations must have three directors.

5. The following is a brief statement of the character of the affairs which the corporation is actually conducting:
ADMINISTERING AND MAINTAINING THE COMMON ELEMENTS OF THE ASSOCIATION.

6. Is this corporation a Condominium Association as established under the Condominium Property Act?
Yes No (Check One)

Is this corporation a Cooperative Housing Corporation defined in Section 216 of the Internal Revenue Code of 1954?
Yes No (Check One)

Is this corporation 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 (Check One)

7. The address, including street and number of the corporation's principal office:

N/A

(Number and Street)

(City)

(State)

(ZIP Code)

(Please read reverse side of this report before signing below)

8.) By [Signature] PRESIDENT 6/23/04
(Authorized Officer's Signature) (Title) (Date)

[Signature]

Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to provisions of the General Not For Profit Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete.

ITEM 8 MUST BE SIGNED

UNOFFICIAL COPY**NOTICE**

Under the General Not For Profit Corporation Act, this Annual Report must be properly executed and filed in the Office of the Secretary of State prior to the first day of the corporation's anniversary month each year. If filed on time, a filing fee of \$5.00 only is required by statute. If filed later, a statutory penalty of \$3.00 must be added.

This Report must be properly completed and submitted to the Office of the Secretary of State.

Item 1: In the event of a change of corporate name, Articles of Amendment (form NFP 110.30) must be filed in this office.

Item 2: To change the Registered Agent/Office, complete parts (a) and (b) in their entirety. The corporation cannot act as its own Registered Agent. The Registered Office may be, but need not be, the same as its principal office, but the address of the Registered Office and the address of the Registered Agent must be the same, must be located in Illinois, and must include a street number. A P.O. Box may only be used in addition thereto.

- The information requested must be given as the date of the execution of this report.
- This report must be signed by an authorized officer of the corporation.
- If this report is not filed, the corporation, if domestic, is subject to dissolution or if foreign, is subject to having its authority revoked.

DEFINITIONS

"Anniversary" means that day each year exactly one year or more years after:

- (1) The date on the articles of incorporation issued under Section 102.15 of this Act, in the case of a domestic corporation.
- (2) The date on the application for authority issued under Section 113.20 of the Act, in the case of a foreign corporation.

"Anniversary month" means the month in which the anniversary of the corporation occurs.

NOTICE**QUESTION NUMBER 6 MUST BE ANSWERED!**

Failure to answer any question may result in late penalty, involuntary dissolution or revocation.

RETURN TO:

Department of Business Services
 Secretary of State
 Springfield, IL 62756
 Telephone (217) 782-7808
www.cyberdriveillinois.com

Make checks payable to Secretary of State

UNOFFICIAL COPY

Property of *Cook County Clerk's Office*

STATE OF ILLINOIS
OFFICE OF THE SECRETARY OF STATE
I hereby certify that this is a true and correct copy
consisting of 5 pages, as taken from the
original on file in this office.



Jesse White
JESSE WHITE
SECRETARY OF STATE

DATE: 2/2-04

BY: *Frank R. Allen*