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FORM NFP 102.10 (rev. Dec. 2003)

ARTICLES OF INCORPORATION
General Not For Profit Corporation Act

Jesse White, Secretary of State
Department of Business Services
Springfield, IL 62756
Telephone (217) 782-9522
www.cyberdriveillinois.com



0428732073

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Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 10/13/2004 01:21 PM Pg: 1 of 3



CP0013543

cashier's
order
check

payable to the Secretary of State.

Jesse White Secretary of State

DATE FILED: 10/7/2004 File # **63825913** Filing Fee: \$ 50.00 Approved: **PHS**

Submit in duplicate Type or Print clearly in black ink Do not write above this line

Article 1. The name of the corporation is: _____

ROSEMONT PLACE CONDOMINIUM

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

Registered Agent **David L. Goldstein**
First Name Middle Name Last Name
Registered Office **35 E. Wacker Drive, Suite 1750**
Number Street (Suite #) (A P.O. Box alone is not acceptable)
Chicago IL **60601** **Cook**
City ZIP Code County

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

Directors Names	Street Address	City	State	ZIP Code
Michael Bauerfreund	159 Greenway	Bloomington	IL	60108
Leonard Fritzer	21 W 110 Eagle Terrace	Itasca	IL	60143
Vera Fritzer	21 W 110 Eagle Terrace	Itasca	IL	60143

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

See attached.

(over)

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Article 4. (continued)

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 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

Article 5. Other provisions (please use separate page if additional space is needed):

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 October 5, 2004
(Month & Day) (Year)

SIGNATURES AND NAMES

1. [Signature]
 Signature
 David L. Goldstein, Organizer
 Name (please print)

2. _____
 Signature

 Name (please print)

3. _____
 Signature

 Name (please print)

4. _____
 Signature

 Name (please print)

5. _____
 Signature

 Name (please print)

POST OFFICE ADDRESS

1. 35 East Wacker Drive, Suite 1750
 Street
 Chicago IL 60601
 City/Town State ZIP

2. _____
 Street

 City/Town State ZIP

3. _____
 Street

 City/Town State ZIP

4. _____
 Street

 City/Town State ZIP

5. _____
 Street

 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 duplicate 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 a duly authorized corporate officer. Please print name and title beneath the officer's signature.
- 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

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Article 4

The purposes for which the corporation is organized are:

- (a) To engage in the administration and operation of property owned by an Association, as permitted under Section 18.1 of the Illinois Condominium Property Act, (the "Act"). The Corporation will administer and operate certain property located in the development known as ROSEMONT PLACE CONDOMINIUM ASSOCIATION.
- (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 other purposes, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, 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 for ROSEMONT PLACE CONDOMINIUM in Cook County, Illinois.

THIS DOCUMENT HAS BEEN PREPARED BY
AND AFTER RECORDING RETURN TO:
DAVID L. GOLDSTEIN & ASSOCIATES
35 East Wacker Drive, Suite 1750
Chicago, Illinois 60601-2201