

CERTIFICATE OF LIMITED PARTNERSHIP

The undersigned, being first duly sworn on oath, depose and say that on the 31st day of July, 1986, there was organized a Limited Partnership pursuant to the Laws of the State of Illinois and that I execute this verified certificate in compliance with the requirements of the Laws of Illinois pertaining to Limited Partnerships. I further state:

1. That the name of the Limited Partnership is ABERMAN INVESTMENTS.

2. That character of the business is to acquire an apartment building at 1433-45 W. Lunt Avenue, Chicago, Illinois, and mini-warehouse building, Kroll Drive, Alsip, Illinois, and the building and land shall be so formed and organized so as to rent the units. The title to the real estate is held in a land trust and this partnership is the beneficiary of such land trust. The power of direction under the land trust will be in the General Partner, SHELDON ABERMAN.

3. The location of the principal place of business is care of Sheldon Aberman, 2911 W. Coyle Avenue, Chicago, IL 60645.

4. The name and place of residence of each member of the partnership is set forth on Exhibit A.

5. The term of the partnership shall commence on July 31, 1986, and said partnership shall continue to July 31, 2016, and

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thereafter to operate from year to year until terminated pursuant to the provisions of the Limited Partnership Agreement.

6. The amount of cash contributed by each Limited Partner is as set forth on Exhibit A.

7. The Articles of Partnership provide that, upon sale or refinancing, the proceeds shall be used to pay all debts of the partnership and the balance distributed to the partners in the Proportionate Ownership Interest (percentage) as set forth on Exhibit A.

8. The Articles of Partnership provide that any Limited Partner may withdraw his capital contribution upon termination of the partnership.

9. The share of the profits or the other compensation by way of income which each Limited Partner shall receive by reason of his contribution is in the Proportionate Ownership Interest (percentage) as set forth on Exhibit A.

10. The Articles of Partnership provide that, upon notice to General Partners, an Assignee may become a substituted Limited Partner with full rights under the Partnership Agreement by Assignment upon the following conditions:

- (a) To immediate family;
- (b) To other Limited Partners;
- (c) With consent of General Partners.

11. None of the Limited Partners has the right or priority

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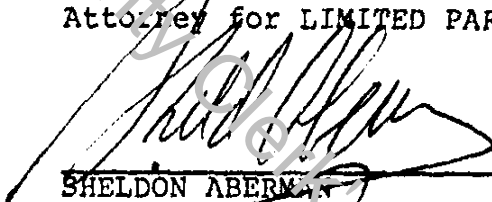
over other Limited Partners, as to contributions or as to compensation by way of income.

12. The General Partner shall manage and control the affairs and business of the Partnership to the best of his ability, for which he shall receive compensation.

13. A Limited Partner does not have the right to demand and receive property other than cash in return for his or her contribution.

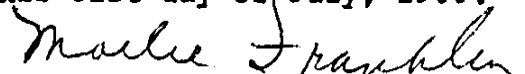
IN WITNESS WHEREOF, I have hereunto affixed my hand and seal as of the 31st day of July, 1986.

GENERAL PARTNER with Power of Attorney for LIMITED PARTNERS:


SHELDON ABERMAN
2911 W. Coyle Avenue
Chicago, Illinois 60645

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SUBSCRIBED and SWORN to before me
this 31st day of July, 1986.


Notary Public

This document prepared by:
ARNOLD NAGLER
5519 N. Lincoln Avenue
Chicago, IL 60625



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ABERMAN INVESTMENTS
An Illinois Limited Partnership

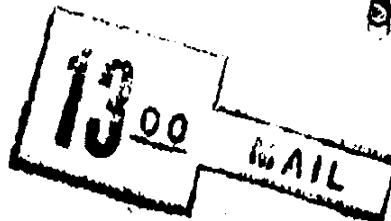
Exhibit A

	<u>Contribution</u>	<u>Proportionate Ownership Interest</u>
<u>GENERAL PARTNER:</u>		
Sheldon E. Aberman 2911 W. Copley Chicago, IL 60645 335-40-8608	\$175,000.00	25%
<u>LIMITED PARTNER:</u>		
Maurice Aberman Yetta Aberman, Jointly 2737 W. Albion Chicago, IL 60645 341-28-6969	\$525,000.00	75%

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