

# UNOFFICIAL COPY

3 7 0 0 6 2 187089621

## KEDZIE PLAZA SOUTH ASSOCIATES CERTIFICATE OF LIMITED PARTNERSHIP

The undersigned does hereby certify and acknowledge that a Limited Partnership has been formed, and to that end does hereby state the following:

I. The name of the Limited Partnership is "KEDZIE PLAZA SOUTH ASSOCIATES".

II. The purpose of the Partnership shall be the acquisition, development, ownership and operation of certain real estate located in Chicago, Illinois at the southwest corner of 47th Place and Kedzie Avenue and land on the South Side of 48th Place, consisting of approximately 5.6 Acres in total.

III. The location of the principal place of business of the Partnership shall be c/o The Taxman Corporation, Westmoreland Building - Suite 516, Old Orchard Road, Skokie, Illinois 60077.

IV. The name and place of residence of each member of the Partnership is as follows:

### General Partner

<u>Name</u>	<u>Address</u>
Seymour Taxman	Westmoreland Bldg. - Suite 516 Old Orchard Road Skokie, Illinois 60077

### Limited Partners

Seymour Taxman	Westmoreland Bldg. - Suite 516 Old Orchard Road Skokie, Illinois 60077
James F. Schultz	Westmoreland Bldg. - Suite 516 Old Orchard Road Skokie, Illinois 60077
Donald Mazzoni	Westmoreland Bldg. - Suite 516 Old Orchard Road Skokie, Illinois 60077

THIS INSTRUMENT PREPARED BY: Seymour Taxman, Westmoreland Building, Suite 516, Old Orchard Road, Skokie, Illinois 60677

RETURN TO: The Taxman Corporation, Westmoreland Building, Suite 516, Old Orchard Road, Skokie, Illinois 60077

87089621



UNOFFICIAL COPY

1 2 6 8 8 9 6 2 1

12968048

Judy Ann Wolf  
Westmoreland Blvd. - Suite 516  
Old Orchard Road  
Skokie, Illinois 60077

V. The term of the Partnership commenced on January 1, 1985. The Partnership shall continue until the first to occur of:

(a) January 1, 2065;

(b) The sale, distribution or other disposition, voluntary or involuntary, of all of the non-cash assets of the Partnership;

(c) The death, dissolution, bankruptcy, liquidation or withdrawal of the last general partner; unless a new general partner is attracted by the limited partners pursuant to the Partnership Agreement;

(d) The agreement of all Partners; or

(e) An involuntary dissolution and termination by operation of law.

VI. The amount of cash and agreed value of other property contributed by the limited Partners is as follows:

Name	Cash	Contribution	Other
Seymour Taxman	\$ 710.00	None	None
James F. Schultz	95.00	None	None
Donald R. Mazzoni	95.00	None	None
Judy Ann Wolf	50.00	None	None

VII. The amount of cash and agreed value of other property contributed by the general Partner is as follows:

Name	Cash	Contribution	Other
Seymour Taxman	\$ 50.00	None	None

1 2 6 8 8 9 6 2 1

# UNOFFICIAL COPY

IN WITNESS WHEREOF

I, the undersigned

do hereby certify

that the foregoing is a true and correct copy of the original as the same appears in the records of the Board of Supervisors of Cook County, Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Board of Supervisors of Cook County, Illinois, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of the Board of Supervisors of Cook County, Illinois

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Board of Supervisors of Cook County, Illinois, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of the Board of Supervisors of Cook County, Illinois

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Board of Supervisors of Cook County, Illinois, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

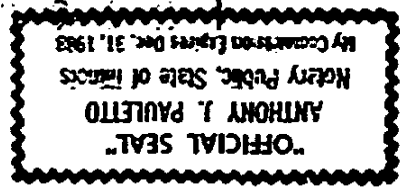
\_\_\_\_\_  
Clerk of the Board of Supervisors of Cook County, Illinois

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Board of Supervisors of Cook County, Illinois, at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of the Board of Supervisors of Cook County, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY



NOTARY PUBLIC

129680787089621

GIVEN under my hand and Notarial Seal this 1st day of March, 1985.

Before me, a Notary Public in and for the State and County of Cook, personally appeared SEYMOUR TAXMAN, as General Partner of KEDSIE PLAZA SOUTH ASSOCIATES and he acknowledged and swore that he signed, sealed and delivered the said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth, and that the statements therein contained are true.

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS )

Seymour Taxman

GENERAL PARTNER:

IX. No Partner may assign his interest or substitute an assignee as a Partner except as provided in the Partnership Agreement.  
X. The Partners do not have the right to admit additional Limited Partners except as provided in the Partnership Agreement.  
XI. No Limited Partner is given the right to demand and receive property other than cash in return for his contribution.  
IN WITNESS WHEREOF, the General Partner has set his hand as of this 1st day of January, 1985.

Limited Partner Share of Profit/Compensation

Seymour Taxman	71%
James Schultz	9.5%
Donald Mazzoni	9.5%
Judy Ann Wolf	9.5%
General Partner	5.0%

VIII. The shares of the profits (losses) or other compensation by way of income which each General and Limited Partner shall receive by reason of his contribution shall be:

1 2 3 4 5 6 7

12968078

REC-01 RECORDING 1#3333 TRAM 3225 02/13/87 15:29:00  
#4999 # A \* 07-089621  
COOK COUNTY RECORDER

