



Property of Cook County Clerk's Office

DEPT-01 RECORDING \$13.00
#1111 TRAN 2361 01/19/88 09:58:00
#8107 # A * ~~88-024389~~
COOK COUNTY RECORDER

Whereas, ARTICLES OF INCORPORATION OF
OWEN WAGENER & CO.

INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN
FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE
BUSINESS CORPORATION ACT OF ILLINOIS, IN FORCE JULY 1, A.D. 1984.

88026389

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 4th
day of January AD 19 88 and
of the Independence of the United States
the two hundred and 12th

88026389



Jim Edgar
SECRETARY OF STATE



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Property of Cook County Clerk's Office

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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"
DO NOT SEND CASH

JIM EDGAR
 Secretary of State
 State of Illinois

This Space for Use By Secretary of State
 Date 1-4-88
 License Fee \$ 50
 Franchise Tax \$ 20.00
 Filing Fee \$ 75.00
 Clerk [Signature] 100.50

ARTICLES OF INCORPORATION

Pursuant to the provisions of "The Business Corporation Act of 1983", the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

ARTICLE ONE The name of the corporation is OWEN WAGNER & CO.
 (Shall contain the word "corporation", "company", "incorporated", "limited", or an abbreviation thereof)

ARTICLE TWO The name and address of the initial registered agent and its registered office are:
 Registered Agent
Owen F. Wagner
First Name Middle Name Last Name
 Registered Office
10550 Lunt Avenue
Number Street Suite # (A.P.O. Box alone is not acceptable)
Rosmont 60018 Cook
City Zip Code County

ARTICLE THREE The purpose or purposes for which the corporation is organized are:
 If not sufficient space to cover this point, add one or more sheets of this size.
 To act as a real estate broker under license by the State of Illinois; and the transaction of any or all lawful purposes for which corporations may be incorporated under the Illinois Business Corporation Act of 1983

ARTICLE FOUR Paragraph 1: The authorized shares shall be:

Class	*Par Value per share	Number of shares authorized
Common	None	1,000

Paragraph 2: The preferences, qualifications, limitations, restrictions and the special or relative rights in respect of the shares of each class are:
 If not sufficient space to cover this point, add one or more sheets of this size.

ARTICLE FIVE The number of shares to be issued initially, and the consideration to be received by the corporation therefor, are:

Class	*Par Value per share	Number of shares proposed to be issued	Consideration to be received therefor
Common	None	100	\$ 1,000.00
			\$
			\$
			\$
TOTAL			\$ 1,000.00

* A declaration as to a "par value" is optional. This space may be marked "n/a" when no reference to a par value is desired.

88026389

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Form BCA-2.10

File No. _____

ARTICLES OF INCORPORATION

FILED

JAN -4 1988

JIM EDGAR
Secretary of State

FEE SCHEDULE

The following fees are required to be paid at the time of issuing the Certificate of Incorporation: FILING FEE \$75.00; INITIAL LICENSE FEE of 1/20th of 1% of the consideration to be received for initial issued shares (See Art. 5), MINIMUM \$50; INITIAL FRANCHISE TAX of 1/10 of 1% of the consideration to be received for initial issued shares (see Art. 5), MINIMUM \$25.00.

EXAMPLES OF TOTAL DUE

Consideration to be Received	TOTAL Dues*
up to \$1,000	\$100.50
\$ 5,000	\$102.50
\$ 10,000	\$105.00
\$ 25,000	\$112.50
\$ 50,000	\$150.00
\$100,000	\$225.00

*Includes Filing Fee + License Fee + Franchise Tax

RETURN TO:

Corporation Department
Secretary of State
Springfield, Illinois 62756
Telephone: (217) 782-6961

C-182,9

RETURN TO BOX 412

Secretary.

NOTE: 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 the Secretary or an Assistant Secretary.

(Signatures must be in ink on original document. Carbon copy, xerox or rubber stamp signatures may only be used on conformed copies.)

Name (please print) _____

Signature _____

Name (please print) _____

Signature _____

Name (please print) Owen F. Wagerer

Signature _____

Post Office Address 10550 Lunt Avenue

City/Town State Zip Rosemont, Ill. 60018

Dated December 26, 1987

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

NAMES & ADDRESSES OF INCORPORATORS

Attach a separate sheet of this size for any other provision to be included in the Articles of Incorporation, e.g., authorizing pre-emptive rights; denying cumulative voting; regulating internal affairs; voting majority requirements; fixing a duration other than perpetual, etc.

ARTICLE EIGHT OTHER PROVISIONS

- (a) It is estimated that the value of all property to be owned by the corporation for the following year wherever located will be: \$ _____
- (b) It is estimated that the value of the property to be located within the State of Illinois during the following year will be: \$ _____
- (c) It is estimated that the gross amount of business which will be transacted by the corporation during the following year will be: \$ _____
- (d) It is estimated that the gross amount of business which will be transacted from places of business in the State of Illinois during the following year will be: \$ _____

ARTICLE SEVEN OPTIONAL

Name _____
Residential Address _____

The number of directors constituting the initial board of directors of the corporation is _____ and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors be elected and qualify are: _____

ARTICLE SIX OPTIONAL