File Number 5650 885 6

9144643

STATE OF ILLINOIS

OFFICE OF THE SECRETARY OF STATE

Whereas, ARTICLES OF INCORPORATION OF

LAKEVIEW TOWERS PRESERVATION CORP.

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. 1987.

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Now Therefore, I, George H. Ryan, 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* 23rd *day of* AUGUST *A.D. 19* 91 *and of the Independence of the United States the two hundred and* 16th.

SEAL OF THE STATE OF ILLINOIS
AUG. 26TH 1818

George H. Ryan
SECRETARY OF STATE

BOX 416
LBC

C-212

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NFP-102.10
(Revised 5-88)

ARTICLES OF INCORPORATION

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!

(Do Not Write in This Space)

Date 8-23-91
Filing Fee $50
Approved

TO: GEORGE H. RYAN, Secretary of State

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986", the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

Article 1. The name of the corporation is: Lakeview Towers Preservation Corp.

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

Registered Agent: Luz (First Name) M. (Middle Name) Martinez (Last Name)

Registered Office: 4554 (Number) N. Broadway, Suite 302 (Street) *(Do Not Use P.O. Box)*

Chicago (City) IL 60640 (Zip Code) Cook (County)

Article 3: The first Board of Directors shall be five (5) (Not less than three) in number, their names and addresses being as follows:

Director's Names	Address Number	Street	City	State
Frank Alschuler	832	W. Junior Terrace	Chicago	Illinois
Douglas Dobmeyer	4734	N. Dover	Chicago	Illinois
Denice Irwin	920	W. Lakeside	Chicago	Illinois
Luz M. Martinez	4554	N. Broadway, Suite 302	Chicago	Illinois
Yittayih Zelalem	4554	N. Broadway, Suite 302	Chicago	Illinois

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

See Attached.

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 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):
See Attached.

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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 AUG 22, 1991.

SIGNATURES AND NAMES	POST OFFICE ADDRESS
1. Elizabeth H Friedgut Signature Elizabeth H. Friedgut Name (please print)	1. 203 N. LaSalle St., Suite 1800 Street Chicago, IL 60601 City/Town State Zip
2. Signature Name (please print)	2. Street City/Town State Zip
3. Signature Name (please print)	3. Street 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

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

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 its Secretary or an Assistant Secretary.

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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File No.

FORM NFP-102.10
ARTICLES OF INCORPORATION
under the
GENERAL NOT FOR PROFIT CORPORATION ACT
of

FILED
AUG 23 1991
GEORGE H. RYAN
SECRETARY OF STATE

SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
SPRINGFIELD, ILLINOIS 62756
TELEPHONE (217) 782-6622
782-6623
(These Articles Must Be Executed and Filed in Duplicate)
Filing Fee $50

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

To operate exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision of any subsequent federal tax law ("Code"), by operating exclusively for the benefit of, carrying out the purposes of, and being supervised or controlled by or in connection with, Voice of the People in Uptown, Inc., an organization described in and qualified under both Sections 501(c)(3) and 509(a)(1) of the Code and currently located in Chicago, Illinois (hereinafter referred to as the "Supported Organization"), to provide support exclusively to the Supported Organization in its programs and activities to combat community deterioration and to provide, on a nonprofit basis, affordable housing in the Uptown area of the City of Chicago, pursuant to Section 221(d)(3) of the National Housing Act, as amended, and in connection therewith, and not in limitation thereof, to accept, encourage, manage, invest and/or maintain funds or assets received by gift, devise, bequest, grant or otherwise for and on behalf of the Supported Organization. The corporation shall not operate to support or benefit any organization other than the Supported Organization.

Article 5. Other provisions:

1. The corporation shall have the following powers in addition to and not in lieu of those otherwise granted by law:

a. To buy, own, sell, convey, assign, mortgage or lease any interest in real estate and personal property and to construct, maintain and operate improvements thereon necessary or incident to the accomplishment of the purposes set forth in Article 4 hereof;

b. To borrow money and issue evidence of indebtedness in furtherance of any or all of the objects of its purposes and activities, and to secure the same by mortgage, pledge or other lien on the corporations's property; and

c. To do, enter into, perform and carry out all acts and contracts reasonably necessary to, or in connection with, or incidental to, the accomplishment of the purposes of the corporation, including the execution of a Regulatory Agreement with the Secretary of Housing and Urban Development, acting by and through the Federal Housing Commissioner, setting out the requirements of the Secretary of Housing and Urban Development and of such other instruments and undertakings of any kind as may be necessary to enable the corporation to secure the benefits of financing with the assistance of mortgage insurance under the provisions of the National Housing Act, as amended. Such Regulatory Agreement and other instruments and undertakings shall remain binding upon the corporation, its successors and assigns, so long as a mortgage on the corporation's property is insured or held by the Secretary of Housing and Urban Development.

2. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, any private person or member except that the

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corporation shall be authorized and empowered to make distributions to the Supported Organization to be used exclusively for charitable or educational purposes within the meaning of Section 170(c)(2) of the Code, and to pay reasonable compensation for services rendered to or for the corporation. No distribution shall be made to the Supported Organization unless at the time of such distribution the Supported Organization shall be described in and qualified under both Section 501(c)(3) of the Code and Section 509(a)(1) of the Code; provided, that in the event that at some time prior to the dissolution or liquidation of the corporation the Supported Organization shall not be so described and so qualified by reason of the occurrence of events which are beyond the control of the corporation, then the directors of the corporation shall have the power to substitute for the Supported Organization such one or more other organizations as they may select, each of which shall at the time be organized and operated exclusively for charitable or educational purposes and shall at the time be described in and qualified under both Section 501(c)(3) of the Code and either Section 509(a)(1) or 509(a)(2) of the Code.

3. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office.

4. Notwithstanding any other provisions of these articles, the corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Code or (ii) by a corporation, contributions to which are deductible under Sections 170(c)(2), 642(c)(2), and 2055(a)(2) of the Code.

5. In the event of dissolution, (a) the corporation's property shall not be conveyed to any organization created or operated for profit or to any individual for less than the fair market value of such property and (b) no title or right to possession and control of any property of the corporation then financed under any mortgage loan insured by the Secretary of Housing and Urban Development, and no right to collect the rents therefrom, shall pass to any person who is not bound in a manner satisfactory to the Secretary of Housing and Urban Development. The corporation shall, after payment of or making adequate provision for all liabilities, distribute all remaining assets to the Supported Organization if, at the time, the Supported Organization is described in and qualified under both Sections 501(c)(3) and 509(a)(1) of the Code and becomes bound in a manner satisfactory to the Secretary of Housing and Urban Development, and if the Supported Organization is not then so described and so qualified or does not become so bound, then to such organization or organizations as the directors of the corporation shall select, each of which shall at the time be organized and operated exclusively for charitable or educational purposes and shall at the time be described in and qualified under both Section 501(c)(3) of the Code and either Section 509(a)(1) or Section 509(a)(2) of the Code and also shall at the time become bound in a manner satisfactory to the Secretary of Housing and Urban Development.

6. As long as the Secretary of Housing and Urban Development, or his successors or assigns, is the insurer or holder of the mortgage on any property of

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the corporation, no amendment to these Articles which results in any of the following shall be adopted without the prior written consent of HUD: (1) any amendment which modifies the duration of the corporation; (2) any amendment which results in the requirement that a HUD prior participation certification be obtained for any additional party; and (3) any amendment which in any way impacts or affects the HUD mortgage or Regulatory Agreement.

DEPT-01 RECORDING $17.00
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#6237 # B *-91-441643
COOK COUNTY RECORDER

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