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File Number 5894-447-5

DEPT-U1 RECORDING 627.50
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48166 MC 4-96-568986
COOK COUNTY RECORDER

State of Illinois Office of The Secretary of State

Whereas,

ARTICLES OF INCORPORATION OF
BAYPOINT CONDOMINIUM ASSOCIATION

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.

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 6TH day of JULY A.D. 19 96 and of the Independence of the United States the two hundred and 21ST



George H. Ryan

Secretary of State

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[Handwritten initials]

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NFP-102.10
(Revised 5-88)

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

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!

Date 7-8-96

Filing Fee 950

Approved [Signature]

TO: GEORGE H. RYAN, Secretary of State

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1926", the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

Article 1. The name of the corporation is: Baypoint Condominium Association

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

Registered Agent Stephen F. Galler
 MAIL TO Registered Office 350 W. Hubbard St., Suite 301
 Number Chicago Street IL 60610 (Do Not Use P.O. Box) Cook
 City Zip Code County

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

Director's Names	Number	Address (Street)	City	State
<u>Bruce C. Abrams</u>	<u>33</u>	<u>East Bellevue #2W</u>	<u>Chicago</u>	<u>Illinois 60611</u>
<u>Glen Krandel</u>	<u>686</u>	<u>Mallard Lane</u>	<u>Dearfield</u>	<u>Illinois 60015</u>
<u>David Kirshenbaum</u>	<u>1146</u>	<u>Williamsburg Drive</u>	<u>Northbrook</u>	<u>Illinois 60062</u>

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):

96090909

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

Dated June 11, 1996

SIGNATURES AND NAMES		POST OFFICE ADDRESS		
1.	 Signature Bruce C. Abrams Name (please print)	1.	13 East Bellevue, #2W Street Chicago, Illinois 60610 City/Town State Zip	
2.	 Signature Glen Krabbe Name (please print)	2.	686 Mallard Lane Street Deerfield, Illinois 60015 City/Town State Zip	
3.	 Signature David Krashenbaum Name (please print)	3.	1146 Williamsburg Dr. Street Northbrook, Illinois 60062 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, wax 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

File No. 9658996

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

FILED

JUL 8 1996

GEORGE H. RYAN
SECRETARY OF STATE

SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
SPRINGFIELD, ILLINOIS 62756
TELEPHONE (217) 782-6622
782-6523

(These Articles Must Be Enclosed and Filed in Duplicate)

Filing Fee \$50

C-1578

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RIDER TO ARTICLES OF INCORPORATION FOR BAYPOINT CONDOMINIUM

Rider to the Articles of Incorporation under the General Not For Profit Corporation Act of Baypoint Condominium Association.

Article 4

To maintain, operate and manage the condominium residential building and improvements located at 3175 North Lincoln Avenue, Chicago, Illinois.

The members of the Baypoint Condominium Association shall consist of the respective Owners of the Property known as and located at the above described address in Chicago, Illinois, in accordance with the respective percentages of ownership interest in the Common Elements of the Property owned by the respective Owners, as said terms are defined in the Declaration of Condominium Ownership, Bylaws, Easements, Restrictions, and Covenants executed by the Cinema Lofts Condominium Association, which Declaration will be recorded in the office of the Recorder of Deeds, Cook County, Illinois.

The membership of each Owner shall terminate when he ceases to be an Owner, and upon the sale, transfer or the disposition of his ownership interest in the Property, his membership in the Association shall automatically be transferred to the new Owner succeeding to such ownership interest.

No part of the monies received by the corporation shall inure to the benefit of any private individual except in accordance with the Illinois General Not For Profit Corporation Act.

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