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File Number

5915-277-7

96939311

DEPT OF RECORDING 427.00
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49781 FILE # 96-939311
COOK COUNTY RECORDER

State of Illinois Office of The Secretary of State

Whereas,

ARTICLES OF INCORPORATION OF
THE WHITNEY 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.

96939311

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 10TH day of DECEMBER 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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Property of Cook County Clerk's Office

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ARTICLES OF INCORPORATION

(Do Not Write in This Space)

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!

Date 12-10-96

Filing Fee \$50

Approved [Signature]

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: The Whitney Condominium Association

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

Registered Agent	<u>Michael</u>	<u>Supera</u>
	First Name	Last Name
Registered Office	<u>2001</u>	<u>North Halsted Street</u>
	Number	Street
	<u>Chicago</u>	<u>IL 60614</u>
	City	Zip Code
		<u>Cook</u>
		County

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

Director's Names	Number	Street	Address City	State
Michael L. Supera	2001	North Halsted Street	Chicago, IL	60614
Richard L. Zisook	2001	North Halsted Street	Chicago, IL	60614
John M. Supera	2001	North Halsted Street	Chicago, IL	60614

As of the first meeting of Unit Owners held in accordance with the provisions of the Condominium Property Act, the number of directors shall be increased to five (5).

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

To facilitate the administration and operation of the property comprising a residential condominium development located at 1301 North Dearborn Street, Chicago, Illinois, known as The Whitney Condominium (the "Condominium"), pursuant to and in accordance with that certain Declaration of Condominium Ownership for The Whitney Condominium made by Dearborn-Goethe Development L.L.C. which has been or will be recorded in the office of the Recorder of deeds of Cook County, Illinois (the "Declaration").

EXPEDITED

Is this corporation a Condominium Association as established under the Condominium Property Act? Yes No (Check one)

DEC 10 1996 Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? Yes No (Check one)

SECRETARY OF STATE 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 page.

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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 December 5, 19 96

SIGNATURES AND NAMES		POST OFFICE ADDRESS		
1.	<u>[Signature]</u> Signature <u>Richard J. Eason</u> Name (please print)	1.	<u>2001 North Halsted Street</u> Street <u>Chicago, IL 60614</u> 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 **BLACKINK** on original document. Carbon copy, xerox or rubber stamp signatures may only be used on the true copy.)

- 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. _____

FORM NFP-102.10

ARTICLES OF INCORPORATION

under the

GENERAL NOT FOR PROFIT

CORPORATION ACT

of

FILED

DEC 10 1996

GEORGE H. RYAN
SECRETARY OF STATE

SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
SPRINGFIELD, ILLINOIS 62756
TELEPHONE (217) 782-9522
782-9523

(These Articles Must Be Executed and Filed in Duplicate)

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Article 5. Other Provisions.

(a) The corporation shall have one class of membership, consisting of the respective owners of Units in the Condominium. Each Unit Owner shall be a member of the Association so long as he shall be a Unit Owner. A Unit Owner's membership in the Association shall automatically terminate when he ceases to be a Unit Owner. Upon the conveyance or transfer of a Unit Owner's ownership interest in his Unit to a new Unit Owner, the new Unit Owner shall simultaneously with such conveyance succeed to the former Unit Owner's membership in the Association. The aggregate number of votes for all Unit Owners shall be equal to one hundred which, except for certain exceptions as are specified in the Bylaws, shall be divided among the respective Unit Owners in accordance with their respective percentages of ownership interests in the Common Elements. If any Unit Owner consists of more than one person, the voting rights of such Unit Owner shall not be divided, but shall be exercised as if the Unit Owner consisted of only one person in accordance with the proxy or other designation made by agreement of the persons constituting such Unit Owner.

(b) The regulation of the internal affairs of the corporation, including the distribution of assets on dissolution, to the extent not inconsistent with law, shall be governed by the terms and provisions of the Declaration, including, but not limited to, the Bylaws attached thereto as Exhibit C and made a part thereof, as either or both of the same may, from time to time, be amended in the manner therein specified.

County Clerk's Office

96933311

RETURN TO: Box 28

ROBERT J. WILLSON, JR.
PARALEGAL
BAKER & MCKENZIE
130 EAST RANDOLPH DRIVE
CHICAGO, IL 60601

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