

# UNOFFICIAL COPY

File Number 5866-066-3

96049071

SEARCHED INDEXED  
SERIALIZED FILED  
JAN 1 1996  
FBI - SPRINGFIELD

## State of Illinois Office of The Secretary of State

Whereas,

ARTICLES OF INCORPORATION OF  
FELLOWSHIP MANOR, LTD.

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.

96049071

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 4TH day of JANUARY A.D. 19 96 and of the Independence of the United States the two hundred and 20TH.



*George H Ryan*

Secretary of State

3650  
3070

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1/1/2011

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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 1-4-96

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: FELLOWSHIP MANOR, LTD.

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

Registered Agent	<u>CLARENCE</u>	<u>J.</u>	<u>CROOKS</u>
	First Name	Middle Name	Last Name
Registered Office	<u>30 EAST WACKER DRIVE, SUITE 1107</u>		
	Number	Street	(Do Not Use P.O. Box)
	<u>CHICAGO</u>	<u>IL 60601</u>	<u>COOK</u>
	City	Zip Code	County

Article 3: The first Board of Directors shall be 4 in number, their names and residential addresses being as follows: (Not less than three)

Director's Names	Number	Street	Address City	State
REV. CLAY EVANS	45TH PLACE AND PRINCETON AVE.,	CHICAGO,	IL	60609
JOHNNIE JOHNSON	2268 W. 119TH ST.,	CHICAGO,	IL	60643
MICHAEL EVANS	9946 S. PERRY ST.,	CHICAGO,	IL	60628
DEANNA JAMES	1440 N. STATE PARKWAY,	CHICAGO,	IL	60610

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

**SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF**

## EXPEDITED

JAN 4 1996

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

**SECRETARY OF STATE**

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):

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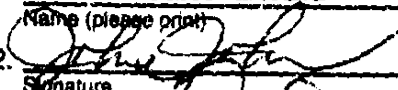
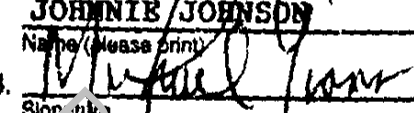
NAME & ADDRESS OF INCORPORATOR(S)

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

Dated NOVEMBER 28, 19 95

### SIGNATURES AND NAMES

### POST OFFICE ADDRESS

- 1.   
Signature  
REV. CLAY EVANS  
Name (please print)
- 2.   
Signature  
JOHNNIE JOHNSON  
Name (please print)
- 3.   
Signature  
MICHAEL EVANS  
Name (please print)
- 4. \_\_\_\_\_  
Signature  
Name (please print)
- 5. \_\_\_\_\_  
Signature  
Name (please print)

- 1. 45TH PLACE AND PRINCETON AVE.  
Street  
CHICAGO, IL 60609  
City/Town State Zip
- 2. 2268 W. 119TH ST.  
Street  
CHICAGO, IL 60643  
City/Town State Zip
- 3. 9946 S. PERRY ST.  
Street  
CHICAGO, IL 60628  
City/Town State Zip
- 4. \_\_\_\_\_  
Street  
City/Town State Zip
- 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. 96049071

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

**FILED**

JAN 04 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)

Filing Fee \$63

C-1577

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RIDER  
TO THE  
ARTICLES OF INCORPORATION  
OF  
FELLOWSHIP MANOR, LTD.

4 The purposes for which the Corporation is formed, and the business and objects to be carried on and promoted by it, are as follows:

- (a) The Corporation is organized exclusively for charitable and/or educational purposes, including, for such purpose, the making of distributions to organization which qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding section of any future United States Internal Revenue Law, or to the Secretary of Housing and Urban Development for the time being exclusively for a public purpose, in pursuance of the foregoing purposes, the corporation shall have the power to provide elderly persons and handicapped persons with housing facilities and services specially designed to meet their physical, social and psychological needs, and to promote their health, security, happiness, and the usefulness in longer living, the charges for such facilities and services to be predicated upon the provision, maintenance, and operation thereof on a nonprofit basis.
- (b) No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services actually rendered and to make payments and distributions in furtherance of its exempt purposes. No substantial part of the activities of the Corporation shall consist of the carrying on of propaganda,

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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. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from Federal Income taxation under Section 501(c)(3) of the Internal Revenue Code of 1966, as amended, or the corresponding section of any future United States internal revenue law, or (2) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986, as amended, or the corresponding section of any future United States internal revenue law.

6. The Corporation is empowered:

- (a) To buy, own, sell, 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 II hereof, but solely in connection with the project assisted under (Section 202 of the Housing Act of 1959, as amended, or Section 811 of the National Affordable Housing Act).
- (b) To borrow money and issue evidence of indebtedness in furtherance of any or all of the objects of its businesses, and to secure the same by mortgage, pledge, or other lien on the Corporation's property.
- (c) To do and perform all acts reasonably necessary to accomplish the purposes of the corporation, including the execution of a Regulatory Agreement with the Secretary of Housing and Urban Development, and of such other instruments and undertakings as may be necessary to

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enable the Corporation to secure the benefits of financing under (Section 202 or Section 811). Such Regulatory Agreement and other instruments and undertaking shall remain binding upon the corporation, its successors and assigns, so long as a mortgage on the Corporation's property is held by the Secretary of Housing and Urban Development.

- (d) Upon the dissolution of the Corporation, all of the remaining assets of the corporation shall be distributed only to one or more organizations created and operated for one or more exempt purposes within the meaning of Article II(a) hereof, other than for religious purposes, all of the foregoing within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the future corresponding section of any future United States Internal Revenue law, or shall be distributed to the Secretary of Housing and urban Development exclusively for a public purpose. any such assets not so disposed of shall be disposed of by a court of competent jurisdiction of the county in which the principal of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

7. The officers of the Corporation, as provided by the By-Laws of the Corporation shall be elected by the directors of the Corporation, in the manner therein set out, and shall serve until their successors are elected and have qualified. the directors shall elect the regular officers of the Corporation at the annual meeting, for terms of one (1) year. The secretary and treasurer may be one and the same person, and need not be a director of the corporation.

8. The annual meeting shall be held on the last Wednesday of June of each year.

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9. By-Laws of the Corporation may be adopted by the directors at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provisions of these Articles or of the Regulatory Agreement between the Corporation and the Secretary of Housing and Urban Development.

10. So long as a mortgage on the corporation's property is held by the Secretary of Housing and Urban Development, these Articles may not be amended without the prior written approval of the said Secretary.

11. The directors shall serve without compensation.

12. The number of directors for the corporation shall be seven (7) who shall be selected as follows:

- (a) One director shall always be the Pastor of Fellowship Missionary Baptist church, an Illinois religious corporation.
- (b) Three (3) directors shall at all times be limited to individuals who are members of Fellowship Missionary Baptist Church or nonmembers who have the approval of the Board of Trustees of said Church. In the event that a director of the corporation ceases to be a member of Fellowship Missionary Baptist Church or the approval of a nonmember is withdrawn by the Board of Trustees of the Church, then, in either event, such event shall constitute automatic resignation as a director of the corporation.
- (c) Three (3) directors shall at all time be limited to members of the National Bapatist Housing Board, an Ohio nonprofit corporation, or nonmembers sho shall have the approval of the Board of Directors of said corporation. In the event that a director ceases to be a member of the National Baptist Housing Board of the aforesaid approval of a nonmember is withdrawn by the Board of Directors, then in either event, such event shall constitute an automatic resignation as a director of the corporation.

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- (d) Three directors to be nominated by the National Housing Board shall be appointed by said corporation on or before June 30, 1996.

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Return to:

Clarence J. Crooks, Esq.  
303 East Wacker Drive  
Suite 1107  
Chicago, IL 60601