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File Number 6000-016-6

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8259/0097 81 001 Page 1 of 5
1998-06-24 14:41:16
Cook County Recorder 29.50

State of Illinois Office of The Secretary of State

Whereas,

ARTICLES OF INCORPORATION OF
DIVISION COURT 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 17TH day of JUNE A.D. 19 98 and of the Independence of the United States the two hundred and 22ND .



George H. Ryan

Secretary of State

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NFP-102.10

(Rev. Jan. 1995)

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

http://www.sos.state.il.us

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

6-17-98

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: Division Court Condominium Association

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

Registered Agent: Stuart Kaiserman
First Name Middle Name Last Name
Registered Office: 163 N. Wells Street, Suite 207
Number Street (Do not use P.O. Box)
Chicago IL 60614
City ZIP Code County

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

Director's Names	Number	Street	Address City	State
Michael Ahart	163 W. Division, Unit 207		Chicago	Illinois
Jill Krause	163 W. Division, Unit 204		Chicago	Illinois
Richard Wenzel	163 W. Division, Unit 304		Chicago	Illinois
David Constanedo	163 W. Division, Unit 307		Chicago	Illinois
Erma Weston	163 W. Division, Unit 201		Chicago	Illinois

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

SEE ATTACHED PAGE

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 corporation a Homeowners 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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File No. _____

FORM NFP-102.10

ARTICLES OF INCORPORATION

under the

GENERAL NOT FOR PROFIT

CORPORATION ACT

of

Division Court Condominium Association

FILED

JUN 17 1998

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 \$50
C-157.10

FOR INSERTS - USE WHITE PAPER - SIZE 8 1/2 x 11

- The registered agent 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.
- The registered agent cannot be the corporation (self).
- 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.
- 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.

(Signatures must be in BLACK INK on original document. Carbon copied, photocopied or rubber stamped signatures may only be used on the true copy)

SIGNATURES AND NAMES		POST OFFICE ADDRESS	
1	Signature <i>[Handwritten Signature]</i>	Street 20 N. Clark St. - Suite 230A	City/Town Chicago, IL
1	Name (please print) Charles M. Steubert	State IL	ZIP
2	Signature	Street	City/Town
2	Name (please print)	State	ZIP
3	Signature	Street	City/Town
3	Name (please print)	State	ZIP
4	Signature	Street	City/Town
4	Name (please print)	State	ZIP
5	Signature	Street	City/Town
5	Name (please print)	State	ZIP

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 8, 1998

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To maintain, operate, administer and manage a condominium residential development located at the Southeast corner of Division and Wells Streets in Chicago, Illinois (163 W. Division 1143/1155 N. Wells)

The members of The Division Court Condominium Association shall consist of the respective Unit Owners of the Property, known as and located at the above described address in Chicago, Illinois in the Common Elements of the Property owned by the respective Unit Owners, as said terms are defined in the Declaration of Condominium and By Laws for the Division Court Condominium executed by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated August 1, 1973, known as Trust Number 35644, which Declaration is recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 26220772 and any amendments thereto.

The membership of each Owner shall terminate when he or she ceases to be an Owner, and upon the sale, transfer or other 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 Not-for-Profit Corporation Act.

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SIEINBERG & SIEINBERG
20 N. CLARK ST, STE 2300
CHICAGO, IL 60602