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1999-12-20 15:18:23  
Cook County Recorder 27.50

File Number 6071-839-3



# State of Illinois Office of The Secretary of State

Whereas, **ARTICLES OF INCORPORATION OF  
LAKE ZURICH CORPORATE PARK OWNERS 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, Jesse White, 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 13TH day of OCTOBER A.D. 1999 and of the Independence of the United States the two hundred and 24TH .



*Jesse White*

Secretary of State

NFP-102.10  
(Rev. Jan. 1999)  
**FILED**  
http://www.ias.state.il.us

OCT 13 1999

**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."

Date 10-13-99

Filing Fee \$50

Approved Be

**DO NOT SEND CASH!**

JESSE WHITE  
SECRETARY OF STATE  
TO: JESSE WHITE, 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: Lake Zurich Corporate Park Owners Association

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

Registered Agent	Stephen	H.	Malato
	First Name	Middle Name	Last Name
Registered Office	<u>222 North LaSalle Street, Suite 300</u>		
	Number	Street	(Do not use P.O. Box)
	Chicago	IL	60601
	City	ZIP Code	County
			Cook

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	Street	Address City	State
Madonna Tideman	245	Waukegan Road	Northfield	IL
Jeffrey A. Tideman	245	Waukegan Road	Northfield	IL
Joel Hillman	3750	North Lake Shore Drive	Chicago	IL

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

The purpose of the Corporation shall be to carry out the Purposes of the Declaration of Reciprocal Easement Agreement and Protective Covenants for Lake Zurich Corporate Park recorded in the office of the Recorder of Deeds of Lake County, Illinois as Document Number 4091647 (the "Declaration") to provide for the continuing administration of Lake Zurich Corporate Park as a first class, high quality business center business park. The Corporation shall be the governing organization for the levying and collection of assessments to provide funds as they may be required from time to time for such purposes and shall have and possess all such powers as shall be necessary or appropriate for the accomplishment of such duties and functions. The Corporation shall have the power to accept and retain legal title to any Parcels in order to effectively carry out such purposes.

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 attachment for Article 5.

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, 1999 (Month & Day), (Year)

SIGNATURES AND NAMES

POST OFFICE ADDRESS

- 1. Signature Madonna Tideman Name (please print)
2. Signature Jeffrey A. Tideman Name (please print)
3. Signature Joel Hillman Name (please print)
4. Signature Name (please print)
5. Signature Name (please print)

- 1. 245 Waukegan Rd. Street Northfield, IL 60093 City/Town State ZIP
2. 245 Waukegan Rd. Street Northfield, IL 60093 City/Town State ZIP
3. 3750 North Lake Shore Drive Street Chicago, IL 60613 City/Town State ZIP
4. Street City/Town State ZIP
5. Street City/Town State ZIP

(Signatures must be in BLACK INK on original document. Carbon copied, photocopied or rubber stamped 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

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-157.11

Article 5. Other Provisions:

A. Members. The Corporation shall have Members which shall be those persons, firms or corporations described in the Declaration as Members.

B. Classes of Members and Voting Rights. The Corporation shall have two (2) classes of Members which are described and whose voting rights are as follows:

1. Class A. Until the termination of Class B Membership, there shall be no Class A voting rights. "Class A Members" shall be all those who own Lots within Lake Zurich Corporate Park other than Declarant. Each Class A Member shall be entitled to a vote which shall be equal to the ratio that the number of square feet contained in such Member's owned Parcel bears to the total number of square feet contained in the Property. Where any Parcel Owner consists of more than one Party, the votes for such Parcel may be cast in whatever proportions said parcel Owners may determine among themselves, but, in the absence of an agreement among such Parties, in proportion to each such Party's respective ownership interest and in no event shall more than the total number of votes to which said Parcel is entitled be cast.

2. Class B. The "Class B Member" shall be Declarant. The Class B Member shall be entitled to a single vote. Subject to the consent of the Mortgagee, so long as its mortgage is in effect, the Declarant shall be entitled to assign its Class B vote. Notwithstanding the foregoing, the Class B Membership shall terminate and shall be converted to a Class A Membership on the first to occur of any of the following events:

- (a) Twenty-five (25) years from the date of the Declaration; or
- (b) Whenever Declarant shall so elect, which election shall be evidenced by the recording of a document to such effect; or
- (c) Upon the sale by Declarant of the last Parcel owned by it or its successor to its Class B voting rights.

C. Defined Terms. All terms used herein shall have the meanings ascribed to them in the Declaration