

Articles of Incorporation
Morgan Town Loftominiums

Order: B95Y3VJHC
Address: 22 N Morgan St Ste 105
Order Date: 06-02-2025
Document not for resale
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State of Illinois

Office of The Secretary of State

Whereas,

ARTICLES OF INCORPORATION OF
MORGAN TOWN LOFTOMINIUM 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 6TH day of MARCH A.D. 2000 and of the Independence of the United States the two hundred and 24TH



C-2123

Jesse White

Secretary of State

Order: B95Y3VJHC
Address: 22 N Morgan St Ste 100
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FILED
(Rev. Jan. 1999)

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

MAR 6 2000

JESSE WHITE
SECRETARY OF STATE

ARTICLES OF INCORPORATION

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!

(Do Not Write in This Space)

Date 3-6-00

Filing Fee \$50

Approved *[Signature]* PAID

MAR 06 2000

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: Morgan Town Loftominium Association

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

Registered Agent Kathryn K. Arnold
First Name Middle Name Last Name
Registered Office 444 North Michigan Avenue, Suite 2500
Number Street (Do not use P.O. Box)
Chicago IL 60611
City ZIP Code COOK
County

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

Director's Names	Number	Street	Address City	State
Steven E. Gouletas	111	West Maple Street	Chicago	Illinois 60610
Anthony DiBenedetto	505	North Lakeshore Drive	Chicago	Illinois 60611
James Schwark	111	East Chestnut Street	Chicago	Illinois 60611

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

To maintain, operate and manage a condominium residential building and improvements situated at 16-22 N. Morgan, Chicago, Illinois

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

6091-419-2

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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Article 6.

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 March 2, 2000
(Month & Day) (Year)

SIGNATURES AND NAMES

POST OFFICE ADDRESS

1. [Signature]
Signature
Kathryn K. Arnold
Name (please print)

2. _____
Signature

Name (please print)

3. _____
Signature

Name (please print)

4. _____
Signature

Name (please print)

5. _____
Signature

Name (please print)

1. 444 N. Michigan Avenue, Suite 2500
Street
Chicago Illinois 60611
City/Town State ZIP

2. _____
Street

City/Town State ZIP

3. _____
Street

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

Order: B95Y3VJHC
Address: 22 N Morgan St Ste 105
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State of Illinois

Office of The Secretary of State

Whereas, ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF MORGAN TOWN LOFTOMINIUM 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 19TH day of SEPTEMBER A.D. 2000 and of the Independence of the United States the two hundred and 25TH



C-212.3

Jesse White

Order: B95Y3VJHC
Address: 22 N Morgan St Ste 105
Order Date: 06-02-2025
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PAID

NFP-110.30
(Rev. Jan. 1999)

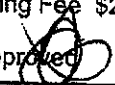
JESSE WHITE
Secretary of State
State of Illinois

SEP 22 2008 File # 6091-419-2

Submit in Duplicate
Remit payment in check or money
order, payable to "Secretary of
State."

DO NOT SEND CASH!

ARTICLES OF AMENDMENT
under the
GENERAL NOT FOR PROFIT
CORPORATION ACT

This Space For Use By Secretary of State	
Date	9/19/00
Filing Fee	\$25.00
Approved	

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986," the undersigned corporation hereby adopts these Articles of Amendment to its Articles of Incorporation.

ARTICLE ONE The name of the corporation is Morgan Town Loftominium Association
(Note 1)

ARTICLE TWO The following amendment to the Articles of Incorporation was adopted on 6-23
2000 in the manner indicated below ("X" one box only.) (Month & Day)
(Year)

- ☐ By the affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)
- ☒ By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 of this Act. (Note 3)
- ☐ By the members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)
- ☐ By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20 of this Act. (Note 5)

(INSERT RESOLUTION)

Article 3 of the Articles of Incorporation shall be amended to read as follows:

Board of Directors:

Steven E. Gouletas 111 West Maple Street, Chicago, Illinois 60610
Nicholas V. Gouletas 111 West Maple Street, Chicago, Illinois 60610
Nicholas S. Gouletas 111 West Maple Street, Chicago, Illinois 60610

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(If space is insufficient, attach additional pages size 8 1/2 x 11)

The undersigned corporation has caused these articles to be signed by its duly authorized officers, each of whom affirm, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK.**)

Dated 9-12 2000
(Month & Day) (Year)
attested by Nicholas V. Gouletas by Steven E. Gouletas
(Signature of Secretary or Assistant Secretary) (Signature of President or Vice President)
Nicholas V. Gouletas, Secretary Steven E. Gouletas, President
(Type or Print Name and Title) (Type or Print Name and Title)
Morgan Town Loftominium Association
(Exact Name of Corporation)

NOTES AND INSTRUCTIONS

- NOTE 1:** State the true exact corporate name as it appears on the records of the Office of the Secretary of State, **BEFORE** any amendments herein reported.
- NOTE 2:** Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote.
- NOTE 3:** Director approval may be (1) by vote at a director's meeting (*either annual or special*) or (2) consent, in writing, without a meeting.
- NOTE 4:** All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.
- Member approval may be (1) by vote at a members meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.
- To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment, (*but if class voting applies, then also at least a 2/3 vote within each class is required*).
- The articles of incorporation may supersede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. (Sec. 110.20)
- NOTE 5:** When a member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (Sec. 107.10 & 110.20)

FORM NFP-110.30

File No. _____

ARTICLES OF AMENDMENT
under the
GENERAL NOT FOR PROFIT
CORPORATION ACT

Filing Fee \$25

FILED

SEP 19 2000

JESSE WHITE
SECRETARY OF STATE

RETURN TO:

Department of Business Services
Secretary of State
Springfield, Illinois 62756
Telephone (217) 782-1832
<http://www.sos.state.il.us>

C-130.10

Order: B95Y3VJHC
Address: 22 N Morgan St Ste 105
Order Date: 06-02-2025
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STATEMENT OF CHANGE
OF REGISTERED AGENT AND/OR
REGISTERED OFFICE
General Not For Profit Corporation ActJesse White, Secretary of State
Department of Business Services
501 S. Second St., Rm. 350
Springfield, IL 62756
217-782-3647
www.cyberdrivellinois.com**PAID****FEB 25 2008****EXPEDITED**
SECRETARY OF STATE**FILED****FEB 22 2008****JESSE WHITE**
SECRETARY OF STATERemit payment in the form of a
check or money order payable
to Secretary of State.

File # 60914192

Filing Fee: \$5 Approved: 

----- Submit in duplicate ----- Type or Print clearly in black ink ----- Do not write above this line -----

1. Corporate Name: MORGAN TOWN LOFTOMINIUM ASSOCIATION

CP0248771

2. State or Country of Incorporation: ILLINOIS

3. Name and Address of Registered Agent and Registered Office as they appear on the records of the Office of the Secretary of State (before change):

Registered Agent: KATHRYN K. ARNOLD

First Name

Middle Name

Last Name

Registered Office: 444 N. MICHIGAN AVENUE, SUITE 2500

Number

Street

Suite # (P.O. Box alone is unacceptable)

CHICAGO, IL 60611COOK

City

ZIP Code

County

4. Name and Address of Registered Agent and Registered Office after all changes herein are reported:

Registered Agent: HOWARD S. DAKOFF

First Name

Middle Name

Last Name

Registered Office: 2 N. LASALLE STREET, SUITE 1300

Number

Street

Suite # (P.O. Box alone is unacceptable)

CHICAGO, IL 60602COOK

City

ZIP Code

County

5. The address of the registered office and the address of the business office of the registered agent, as changed, will be identical.

6. The above change was authorized by: (check one box only)

- a. ☒ Resolution duly adopted by the board of directors. (See Note 5 on back.)
- b. ☐ Action of the registered agent. (See Note 6 on back.)

7. If authorized by the board of directors, sign here. (See Note 5 below):

The undersigned corporation has caused this statement to be signed by a duly authorized officer who affirms, under penalties of perjury, that the facts stated herein are true and correct.

Dated JANUARY 9, 2008 MORGAN TOWN LOFTOMINIUM
Month & Day Year Exact Name of Corporation
Jeffrey Coe
Authorized Officer's Signature
JEFFREY COE Secretary
Name and Title (type or print)

If change of registered office by registered agent, sign here. (See Note 6 below):

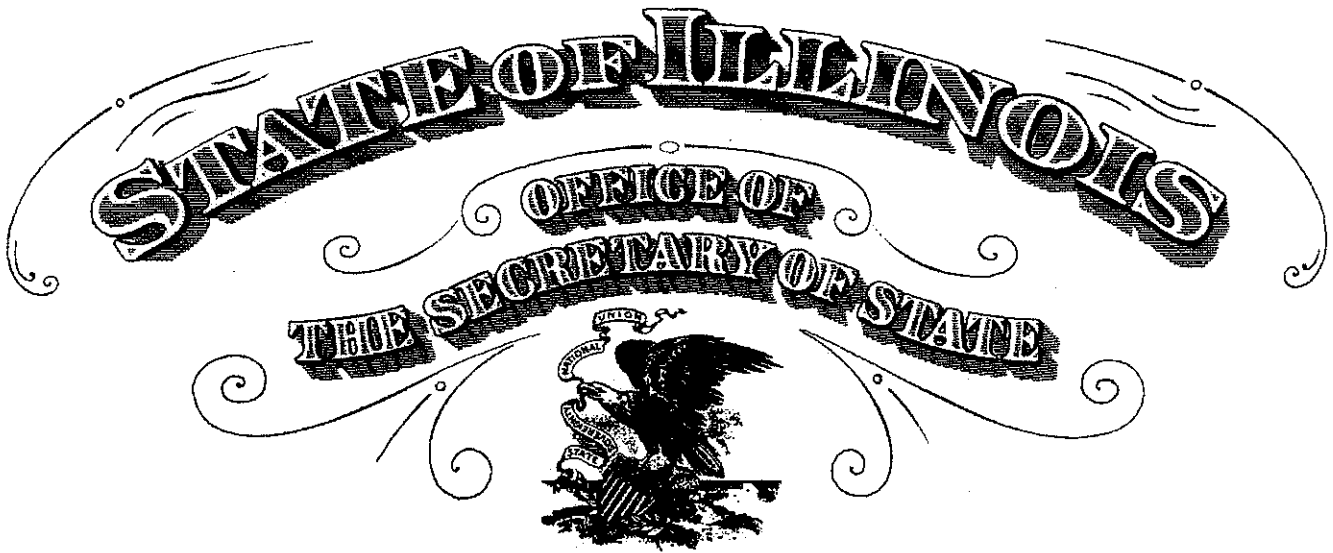
The undersigned, under penalties of perjury, affirms that the facts state herein are true and correct.

Dated _____, _____, _____
Month & Day Year Signature of Registered Agent of Record

Name (type or print)
If Registered Agent is a corporation,
Name and Title of officer who is signing on its behalf.

NOTES

1. The registered office may, but need not be, the same as the principal office of the corporation. However, the registered office and the office address of the registered agent must be the same.
2. The registered office must include a street or road address (P.O. Box alone is unacceptable).
3. A corporation cannot act as its own registered agent.
4. If the registered office is changed from one county to another, the corporation must file with the Recorder of Deeds of the new county a certified copy of the Articles of Incorporation and a certified copy of the Statement of Change of Registered Office. Such certified copies may be obtained ONLY from the Secretary of State.
5. Any change of registered agent must be by resolution adopted by the board of directors. This statement must be signed by a duly authorized officer.
6. The registered agent may report a change of the registered office of the corporation for which he/she is a registered agent. When the agent reports such a change, this statement must be signed by the registered agent. If a corporation is acting as the registered agent, a duly authorized officer of such corporation must sign this statement.



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

ATTACHED HERETO IS A TRUE AND CORRECT COPY, CONSISTING OF 8 PAGE(S), AS TAKEN FROM THE ORIGINAL ON FILE IN THIS OFFICE FOR MORGAN TOWN LOFTOMINIUM ASSOCIATION.



In Testimony Whereof, I hereto set
my hand and cause to be affixed the Great Seal of
the State of Illinois, this 24TH
day of MARCH A.D. 2010

Jesse White

Authentication #: 1008301725

Authenticate at: <http://www.cyberdriveillinois.com>

Order: B9513V446
Address: 22 N Morgan St Ste 105
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SECRETARY OF STATE