

EXHIBIT D
ARTICLES OF INCORPORATION
OF
HINMAN HOUSE
CONDOMINIUM ASSOCIATION

To: _____, Secretary of State, Springfield, Illinois

We, the undersigned, _____, 8000 Sears Tower, Chicago, Illinois; _____ 8000 Sears Tower, Chicago, Illinois; and _____ 8000 Sears Tower, Chicago, Illinois, being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not-For-Profit Corporation Act" of the State of Illinois, do hereby adopt the following Articles of Incorporation:

1. The name of the corporation is: Hinman House Condominium Association.
2. The period of duration of the corporation is: Perpetual.
3. The address of its initial Registered Office in the State of Illinois is: 8000 Sears Tower, 233 South Wacker Drive in the City of Chicago 60606, County of Cook, and the name of its initial Registered Agent at said address is: Helen Eagle.
4. The first Board of Directors shall be five in number, and their names and addresses are as follows:

Stanley B. Lieberman	400 W. Dundee Road Buffalo Grove, IL	60090
Sam Schwartz	400 W. Dundee Road Buffalo Grove, IL	60090
Louis Marinaccio	400 W. Dundee Road Buffalo Grove, IL	60090
Terry Wardynski	400 W. Dundee Road Buffalo Grove, IL	60090
Kathleen Aylesworth	400 W. Dundee Road Buffalo Grove, IL	60090
5. The purpose or purposes for which the corporation is organized are: To maintain, operate and manage a condominium complex situated at 1516 Hinman Avenue in Evanston, Illinois.

The Members of Hinman House Condominium Association shall consist of the respective Unit Owners of the property known as 1516 Hinman Avenue, located in Evanston, Illinois (called "Property"), in accordance with the respective percentages of ownership interest in the Common Elements of the Property owned by the respective Unit Owners, as said terms are defined in the Declaration of Condominium Ownership for Hinman House Condominium, which Declaration is recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. _____.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Sidney R. Olsen
REGISTER OF DEEDS

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The membership of each Unit Owner shall terminate when he ceases to be a Unit 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 Unit Owner succeeding to such ownership interest.

The aggregate number of votes for all Unit Owners shall be one hundred (100), which shall be divided, from time to time, among the respective Unit Owners in accordance with their respective percentages of ownership interest in the Common Elements at that time. 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 consists of only one person, in accordance with the proxy or other designation made by the persons constituting such Unit Owner.

A quorum of Unit Owners for any meeting shall be constituted by Unit Owners represented in person or by proxy and holding at least fifty percent (50%) of the votes entitled to be cast at such meeting.

_____) Incorporators

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, _____, a Notary Public do hereby certify on the ___ day of _____, 19___, _____ personally appeared before me and being first duly sworn by me severally acknowledged that they signed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Notary Public
My commission expires _____