

SALES PACKAGE

2626 Lakeview Condominium

2626 N Lakeview Ave, Chicago 60614

P: 773-281-6800 F: 773-281-1295

E: mgr2626@sudlerchicago.com

Sudler property id# 010

This "Sales Package" [SP] provides the information and forms required from the Seller and the Buyer for this transaction. For any questions about the Sales Package or about the process of assembling and providing SP items for the Association, please check with property management [contact information above].

If this transaction is an initial sale or a resale, please see pages three and beyond in this Sales Package.	If this transaction is a refinance or a non-resale transfer of title, please start with page two.
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In addition to the Sales Package, the following are also available on the web via sudlerchicago.com/paperwork:

- Condo Questionnaire (aka Homeowner Questionnaire or Lender Questionnaire); Section 22.1
- Disclosure Statement (Seller's disclosure requirements under Illinois law);
- Paid Assessment Letter [PAL] (showing account status, water billing info, and waiver of Right of First Refusal, if applicable); and
- Declaration and ByLaws, Rules and Regulations, Annual Budget, Audited Financials, Articles of Incorporation, and whatever other documents are available for this Association.

Each of the above is available to be downloaded from the vendor website immediately when ordered except for the Paid Assessment Letter [PAL] and 22.1 Disclosure Statement.

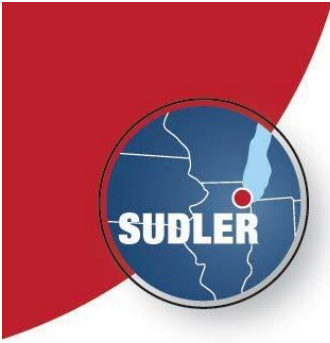
Generally a PAL is available within three business days after purchase, after all Sales Package requirements have been satisfied and, if applicable, after the Right of First Refusal has been waived. 22.1 Disclosure Statements are also released by Sudler and will be available within three business days after purchase.

For best results, the PAL should be ordered at least a week or two in advance of when it will be needed (including possibly for City of Chicago water certification purposes), and the forms and the upfront fees, if any, should also be provided to the Property Manager sufficiently in advance.

When a completed Paid Assessment Letter is ready on the website, an email is sent to the person who placed the order. That email will encourage you to log back into HomeWiseDocs to retrieve the PAL.

For assistance with the vendor website, please contact Customer Service (between 8:00 am and 7:00 pm, Chicago time, weekdays except for holidays) by clicking the Online Chat button in the upper right-hand corner of the website or by phoning 866-925-5004.

If an update or revision to a Paid Assessment Letter is required, there may be a fee for this service.



Non-sale Transactions

[For a RESALE Transaction, please skip to page three.]

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➤ REFINANCE WITH NO TRANSFER OF TITLE

[Please contact property management (above) for instructions concerning this Sales Package.]

I am [We are] refinancing unit(s) _____, **with no transfer of title**, to close on approximately

[date] _____. I understand that the Paid Assessment Letter [PAL] will show only payments on the account prior to the date of the PAL [please see page six] and that there is an extra charge for an updated PAL. I also understand that a Lender Questionnaire and other Association documents may be obtained on the web via sudlerchicago.com/paperwork

Owner(s), please sign and date: _____

=====

➤ TRANSFER OF TITLE, WITH OR WITHOUT REFINANCE

[Please contact property management (above) for instructions concerning this Sales Package.]

I am [We are] arranging to transfer title for unit(s) _____, with or without a concurrent refinancing. Title is currently held in the name of

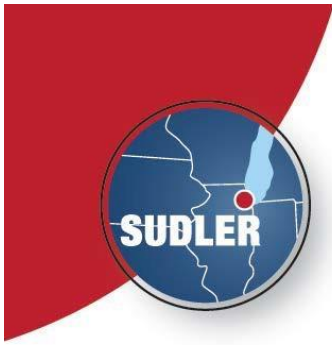
_____, and after the

transfer, the title will be in the name of

to close on approximately [date] _____. I understand that the Paid Assessment Letter [PAL] will show only payments on the account prior to the date of the PAL [please see page six] and that there is an extra charge for an updated PAL. I also understand that a Lender Questionnaire and other Association documents may be obtained via sudlerchicago.com/paperwork

Owner(s), please sign and date: _____

Please contact the Property Manager [above] with any questions about this transaction -- including Right of First Refusal or Special Assessment Payoff components, if any.



Resale Checklist

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Please contact the Property Manager [above] with any questions about the Resale Checklist requirements or, if applicable at this property, about Right of First Refusal.

FORMS TO BE PROVIDED [as two (2) complete sets] directly to the Property Manager [above]:
> Sudler Transactions Notice of Intent and all other forms herein
> complete and final sales contract, signed by Seller and Buyer
> credit report on behalf of the prospective Buyer

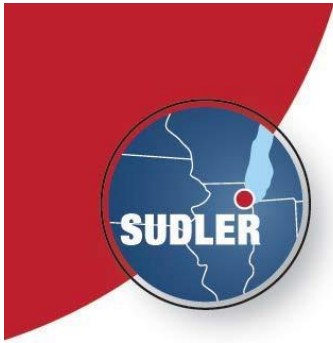
ASSOCIATION FEES TO BE PROVIDED IN ADVANCE and payable to the Association:
> Transfer Fee (Seller / Buyer) [certified funds; see below]

[Please note that payments provided in advance by credit card or check via the vendor website are processing fees paid to Sudler Property Management and to HomeWiseDocs.]

ASSOCIATION FEES TO BE PAID AT CLOSING and passed along to the Association by the title company:
[no Association fees collected at closing]

Note: Certified funds, payable to the Association by name, may be in the form of a cashier's check, certified check, money order, or attorney's check. No cash or personal check is accepted for an item which the Association requires in certified funds.

Note: The amount of the Transfer Fee is equal to one month's assessment.



Sudler Transactions

Notice of Intent / Seller

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E: mgr2626@sudlerchicago.com
Sudler property id# 010

For the sale of Unit # _____ Parking space # _____

Seller (current Unit Owner) and prospective Buyer indicate intent to sell / purchase as shown above, attest to having read and understood all Sales Checklist requirements, warrant that all information set forth in all submitted forms is complete and correct, and authorize independent verification of all statements. Each party acknowledges that any required payments and Association fees, as may be shown on the Paid Assessment Letter, are due and payable at closing; each party acknowledges that, if not paid at that time, all payments on this account and any fees pertaining to this transaction will become the responsibility of the Buyer (new Unit Owner) upon transfer of title. Buyer acknowledges that the identity and mailing address of any mortgage holder must by law be disclosed to the Board of Managers of the Association within fifteen days. Buyer accepts the responsibility of providing a copy of the closing documents, via title company or directly, to the Property Manager promptly after closing; Seller and Buyer understand that failure to provide sufficient information to document transfer of title may result in the transfer of ownership and billing information within the records of the Association not taking place in a timely manner. Seller acknowledges that any payment that has not cleared as of the processing of the Paid Assessment Letter will be shown as being due at closing and payable at that time. Buyer acknowledges the responsibility of obtaining any subsequent billing statement, which is available upon request from the Property Manager approximately one week prior to its first-of-the-month due date, so as to keep the account current and to avoid any late fees that may otherwise be charged.

Buyer is hereby notified of the following portion of Section 9(g)(4) of the Illinois Condominium Property Act: "The purchaser of a condominium unit at a judicial foreclosure sale, other than a mortgagee, who takes possession of a condominium unit pursuant to a court order or a purchaser who acquires title from a mortgagee shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration during the 6 months immediately preceding institution of an action to enforce the collection of assessments, and which remain unpaid by the owner during whose possession the assessments accrued." For further information, any Buyer to whom this provision applies (or agent or attorney on behalf of Buyer) is advised to contact the Property Manager.

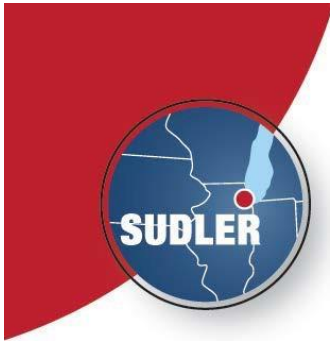
Each party understands that this Association has the Right of First Refusal and has up to thirty (30) days -- after all forms and upfront fees have been received -- to exercise or to waive that right.

Please print Seller name(s):

Seller(s), please sign:

Today's date: _____

Expected closing date: _____



Sudler Transactions

Notice of Intent /Buyer

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For the purchase of Unit # _____ Parking space # _____

Seller (current Unit Owner) and prospective Buyer indicate intent to sell / purchase as shown above, attest to having read and understood all Sales Checklist requirements, warrant that all information set forth in all submitted forms is complete and correct, and authorize independent verification of all statements. Each party acknowledges that any required payments and Association fees, as may be shown on the Paid Assessment Letter, are due and payable at closing; each party acknowledges that, if not paid at that time, all payments on this account and any fees pertaining to this transaction will become the responsibility of the Buyer (new Unit Owner) upon transfer of title. Buyer acknowledges that the identity and mailing address of any mortgage holder must by law be disclosed to the Board of Managers of the Association within fifteen days. Buyer accepts the responsibility of providing a copy of the closing documents, via title company or directly, to the Property Manager promptly after closing; Seller and Buyer understand that failure to provide sufficient information to document transfer of title may result in the transfer of ownership and billing information within the records of the Association not taking place in a timely manner. Seller acknowledges that any payment that has not cleared as of the processing of the Paid Assessment Letter will be shown as being due at closing and payable at that time. Buyer acknowledges the responsibility of obtaining any subsequent billing statement, which is available upon request from the Property Manager approximately one week prior to its first-of-the-month due date, so as to keep the account current and to avoid any late fees that may otherwise be charged.

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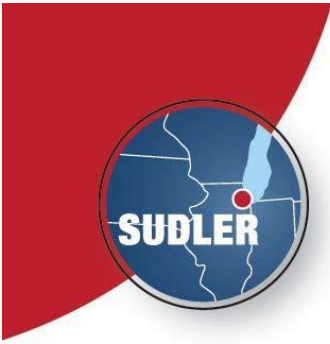
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Please print Buyer name(s):

Buyer(s), please sign:

Today's date: _____

Expected closing date: _____



Seller Information

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INSTRUCTIONS FOR SELLER RE FINAL PAYMENT OF ASSESSMENTS AND OTHER CHARGES:

A Paid Assessment Letter (PAL) shows payments received and credited as of when the PAL is written. There is no requirement for a PAL to show a zero balance on the account.

Payment by mail may take several days to clear the lockbox system and be credited to the account. Payment through the Sudler No-check Automatic Payment Plan (SNAPP) typically is processed on or about the fifth of the month and credited to the account within a couple of business days thereafter. Payment online may similarly take several days to clear the third-party vendor and be credited to the account. (Please note Seller's responsibility to request removal in advance from SNAPP or from online Auto-pay so as to avoid withdrawal of funds during the month of the closing and beyond.)

It is best that payment of the final month's billed charges be provided either

- at least three weeks in advance of when the PAL is requested, or else
- as part of the closing process -- usually the better alternative because the title company check can be processed seamlessly into the unit account after the closing.

Any payment – by mail, online, or automatic withdrawal – not credited to the account will not be reflected on the Paid Assessment Letter. Any subsequent overpayment may be refunded upon request; it is the responsibility of the Seller to provide a forwarding address below for any such refund.

New contact information for Seller, effective [date] _____

Print name(s): _____

Street address: _____

City, state, zip: _____

Phone number(s): _____

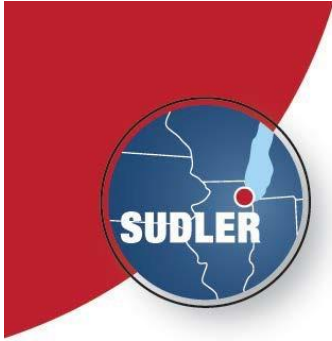
Email address(es): _____

Seller understands that any payment, if not provided at least three weeks before a PAL is requested, will be made as part of the closing process. Seller also understands that a request for a revised or updated Paid Assessment Letter – whether due to a subsequent payment, a delayed closing, or any other reason – will result in an extra charge.

Seller(s), please sign:

Today's date: _____

Expected closing date: _____



Buyer Information

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E: mgr2626@sudlerchicago.com
Sudler property id# 010

For the purchase of Unit # _____

Parking Space # _____

Please print Buyer name(s):

Previous address: _____

City, State, Zip: _____

Phone number(s): _____

Email address(es): _____

In emergency, please contact: _____

[Name and phone number of an emergency-contact person who lives elsewhere]

Please check one:

- Will be occupying the unit after closing and want all billing statements sent to the unit address.
- Will be occupying the unit after closing but want all billing statements sent to the address below.
- Will not be occupying the unit after closing and want all billing statements sent to the address below.

Billing address (if not to the unit): _____

City, state, zip: _____

In compliance with Section 22.1(c) of the Illinois Condominium Property Act:

Identity of mortgage lender: _____

Address of mortgage lender: _____

City, state, zip: _____

Buyer(s), please sign:

2626 Lakeview Condominium Association.

SALES PACKET

OWNER: _____

UNIT: _____

DEAR UNIT OWNER:

You are being furnished this packet because you intend to sell your unit.

Before you can consummate the sale (or transfer of ownership) of your unit, you must first fulfill certain requirements of the 2626 Lakeview Condominium Association. These requirements apply to the sale of any unit in the Association. Failure to fulfill these requirements could make your sale invalid, and postpone a move-in or closing.

These requirements are primarily to furnish information to the Association about the sale and about the prospective purchaser of your unit. Once all required information and paperwork has been received, the Association will decide whether or not to exercise its prior right to purchase your unit upon the same terms being proposed by the prospective buyer. Although rarely done, it is the right of the Association to do so.

The Board of Directors of the 2626 Lakeview Condominium Association duly adopted the following procedures with regard to sales of units:

That Unit Owners shall request the 2626 Lakeview Condominium Association to waive its rights of first refusal for any sale not exempt from such notice, by submitting the following documents, which may be amended from time to time, and which are attached as exhibits and incorporated as a part thereof:

- 1) Payment of the transfer fee in the form of one cashier's check or money order payable to the 2626 Lakeview Condominium Association, and equal to one month's assessment on the subject unit;
- 2) Notice of Intent to Sell
- 3) Copy of Sales Contract
- 4) Credit report, including employer, employer's address and compensation verification, from a professional reporting service for unit sales.
- 5) Information sheets:

All documents submitted must be fully completed and executed. **Two legible copies of each document are required at time of filing. The Association will not make copies. Notice shall not be deemed given to the Association until and unless all of the forgoing terms have been met. Only complete packets will be accepted. Packets must be submitted 30 days prior to closing. THE TITLE COMPANY must submit a RESPA OR CLOSING form to the office after the closing VIA FAX (773-281-1295) ON THE DAY OF CLOSING. A CERTIFICATE OF INSURANCE MUST ALSO BE FAXED TO THE MANAGEMENT OFFICE NAMING 2626 LAKEVIEW CONDOMINIUM ASSOCIATION AS CERTIFICATE HOLDERS.**

As stated in the House Rules (V.3), upon the sale of a unit and prior to issuing a paid assessment letter, management or its representative may enter the unit for the purpose of determining whether appliance, structure or item of personal property violates a provision of the Declaration, By-Laws or House Rules.

a

Initials: _____

The authority granted to the Board of Directors is derived from the DECLARATION OF CONDOMINIUM BY-LAWS, as recorded on October 13, 1976, and amended from time to time.

According to item #18, titled "TRANSFER OF A UNIT- FIRST OPTION TO ASSOCIATION, the Association retains the right of first refusal. Owners wishing to sell their units are urged to read the Declaration and By-Laws carefully. The responsibility for notifying the Association and producing the required documents rests solely on the unit owner(s). It is for this purpose that the attached documents have been made a part of the process. **All sale packets must be submitted to the management office located at 2626 North Lakeview, Chicago, IL, 60614. To receive documents such as condo questionnaires, disclosure forms, Association documents, and paid assessment letter requests, please visit www.sudlerchicago.com/paperwork.**

Paid assessment letters will not be processed until the Sales Packet is approved by 2626 Lakeview Condominium Association. Transfer fees are equivalent to one month's assessment and are made payable to "2626 Lakeview Condominium Association."

After you supply all required documents, the Association is allowed a period of 30 days to decide whether to exercise or waive its right. You should not plan to close the sale of your unit until first receiving the Association's response.

Regarding this matter, the Association has two obligations;

1. Examine the documents you must furnish to the Association.
2. Once all such documents are furnished, the Association may either exercise or waive its option to purchase your unit.

The Association has no obligation to seek or obtain information or complete the documentation for the sale of your unit or about the prospective purchaser. It is solely the seller's responsibility.

The attached forms should give you a better understanding of the requirements you must fulfill.

Please feel free to contact the Association's on-site management office if you have any questions concerning this letter or the attached material.

Pages **not** requiring signatures, **must be initialed by all the parties**, said initials to be affixed where indicated. Please return all numbered pages in duplicate. Inapplicable pages may be crossed out, but not discarded.

Sincerely,

2626 Lakeview Condominium Association Management Office

Initials: _____

b

Below is a checklist of items which must be submitted before the process of the waiver of the First Option to Purchase will begin. Again, IT IS THE RESPONSIBILITY OF THE UNIT OWNER TO MAKE SURE THESE DOCUMENTS AND ACCOMPANYING FEES ARE PRESENTED TO THE MANAGEMENT OFFICE.

1. FEES - The following fees apply to the sale of this unit:
A non-refundable transfer fee equal to one month's assessment in the form of a money order/cashier's check, payable to 2626 Lakeview Condominium Association.
2. FORMS - All forms must be COMPLETELY filled out and properly executed. If all forms are not fully completed, the entire packet, along with fees, will be returned to the owner. The forms required are:
 - a) Unit Owner Letter page a, b
 - b) Unit Owner Checklist page c
 - c) Notice of Intent to Sell page 1
 - d) Information Regarding Purchaser page 2
 - e) Excerpts of Certain Rules & Policies page 3
 - f) A Pet Friendly Building page 4
 - g) Elevator Move-In/Out Policy page 5
 - h) Unit Remodeling page 6
 - i) Unit Data page 7
 - j) Emergency Evacuation Form page 8
 - k) Proof of Insurance page 9
 - l) Smoke Detectors page 10
 - m) Non-Smoking Building page 11
 - n) Resident Notify / eTrak Registration page 12
3. Credit report by a professional reporting service containing verification of current employer with address and confirmation of earnings, for each unrelated adult.
4. If an agent or attorney acts on behalf of either of the parties, a duly executed Power of Attorney must also be submitted.

NOTE: It is the responsibility of the current unit owner to ensure that all new owners receive a current set of House Rules and Regulations.

c

Initials: _____

NOTICE OF INTENT TO SELL

This notice is to be COMPLETELY filled out and returned to the Management Office.

TO: Board of Directors 2626 Lakeview Condominium Association

DATE: _____ UNIT: _____

In accordance with the provisions of the By-Laws and the Declaration of Condominium Ownership of the 2626 Lakeview Condominium Association, and, pursuant to the regulations adopted from time to time, I(we) hereby submit this notice of intent to sell Unit # _____ to, and only to:
Name(s) _____
for the amount of: \$ _____

I have attached a copy of a fully executed sale contract. I understand that there is a non-refundable transfer fee of \$ _____, which is enclosed herewith.

I also understand that a total of two (2) completed sets of each document must be submitted to the management office before the process of the waiver of the first option begins. It is the owner's responsibility to submit the required number of copies of completed documents to the office. Office personnel are not permitted to make these copies. I further understand that in no way shall the Association or its duly authorized agent be required to provide any assistance, written or verbal to my agent unless and until said agent presents a fully executed and LEGAL Power of Attorney.

IT IS THE SELLER'S RESPONSIBILITY TO RETURN CABLE TV CONVERTER BOX(ES) TO THE CABLE PROVIDER (RCN). Management is not responsible for the replacement of any missing boxes.

I hereby represent that all assessments, fees, charges due the Association are paid in full, and understand that this request for waiver shall not be distributed for approval unless and until all such monies are fully paid.

Signed this _____ day of _____, 20 ____.

Owner Signature _____ Owner Signature _____

Printed Name: _____ Printed Name _____

BY: _____
duly authorized agent by power of
attorney (copy of document attached)

If Moving - Forwarding Address:

Purchaser Initials: _____

INFORMATION REGARDING PURCHASER

Please furnish separate Form for each purchaser over 18 years of age.

Name: _____ SS# _____ DOB _____

Present address: _____ City _____ State _____

Telephone: Home _____ Work _____

Owner/Landlord: _____ Phone # _____

Previous address: _____ City _____ State _____
(if less than 3 years at present)

Present employer: _____

Address: _____ City _____ State _____

Telephone: _____ Length of Employment _____

Position: _____ Salary: _____

Previous employer: _____

Address: _____ City _____ State _____

Telephone: _____ Length of Employment _____

Position: _____ Salary: _____

Bank financing purchase: _____

List all who will reside in unit:

Name	Age
_____	_____
_____	_____
_____	_____
_____	_____

How did you find out about 2626 Lakeview Condominium Assoc. _____

Did you visit our Web site at www.2626lakeview.com before purchasing? Yes No

Initials: _____

A PET FRIENDLY BUILDING

The Association is aware that pets are a vital part of many families, and some residents moved to 2626 because they would be able to bring their pets into the building. It is our intention to preserve their privilege of pet ownership.

However, we are also concerned with the rights of all residents in the building. Therefore, we are reaffirming our intention to limit the number and size of dogs in the building by limiting residents to one dog per residence, and placing a 30 lb. limit (when fully grown) on all dogs, brought into the building after November 1, 1994.

Although we recognize that most of the dogs in the building are trained and that the majority of dog owners are responsible and considerate of their neighbors, we have had to deal with those who are not cooperative. There has been damage caused by dogs that have been "walked" on Association property: bushes had to be replaced; a costly new door frame had to be installed; concrete has been damaged. There was even an instance of a dog biting a passenger in one of our passenger elevators. We are determined to prevent such abuses, and maintain goodwill among all residents.

High-rise living by its very nature requires restrictions, self-imposed or otherwise, in many areas of life, from the volume of music to construction standards. Pet ownership is no exception. We must accommodate one another and maintain our property values. It is in this spirit that the Pet Rules have been developed. We hope they are accepted in this spirit and that they will help us all live in harmony.

Each dog owner is required to register his/her dog in the Management Office. Failure to do so may result in a fine. If you intend to have a pet in your unit, pay particular attention to the Pet Rules portion of the House Rules.

Initials: _____

ELEVATOR MOVE-IN/OUT POLICY

All elevator reservations must be made in advance with Management. The approved elevator hours are Monday through Friday, 8:30 a.m. to 4:30 p.m. Weekend and holiday moves are prohibited, except by written permission of Management.

For residents wishing to move during the afternoon hours, and anticipating possible late hours, a deposit of four (4) \$100 checks will be required. Written permission must be obtained from Management for elevator time beyond the approved hours. If the move extends past 4:30 p.m., the charge is \$100 per hour. Checks for unused hours will be returned to the resident, with no prorating of any hour.

Initials: _____

EXCERPTS from UNIT REMODELING RULES

1. All plans for structural remodeling must be submitted in advance to the Office for approval; this includes any changes to plumbing or electrical systems.
2. Written approval must be obtained from the 2626 Condominium Association before any structural remodeling of any kind is done.
3. Installation of washers, dryers and garbage disposals in any unit are expressly prohibited. Washing machines and dryers may only be installed if certain conditions can be met and written permission is provided by the Manager.
4. Portable dishwashers are not allowed.
5. Construction is permitted between the hours of 8:00 a.m. to 4:00 p.m. weekdays and 10:00 a.m. to 3:00 p.m. Saturdays; the Management Office must be notified of proposed construction dates.
6.
 - a. Owners must submit to the Management Office prior to remodeling: 1) Signed copy of a remodeling contract, 2) Drawings, and 3) Contractor's certificate of liability and workers compensation insurance as outlined in the Unit Remodeling Agreement.
 - b. All work must be in compliance with all building, health, and safety codes. Association approval of remodeling work is not tantamount to compliance with building, health, and safety codes.
 - c. Management retains the right to inspect work and compliance with the code during and after the work is finished.
 - d. Any damage to 2626 Lakeview Condominium Association's common elements or to other units in the building caused by the work being done, shall be repaired at the expense of the unit owner causing the damage.
7. Secondary locks may be installed. They must be Segal locks, brushed chrome or brass finish and flush mounted.
8. Installation of wood, ceramic tile, or other hard surface floorings must include an underlayment of sound absorbent material approved by the Board of Directors. The noise transmission barrier required is a minimum of 50 decibels which can usually be achieved by 1/4" cork.
9. Daily removal of construction debris, discarded carpeting, cabinets or flooring from the building premises is the responsibility of the owner. Owners will be charged for any cleaning of the common areas.
10. A one-time only, flat fee of \$1,000 shall be paid by the unit owner for the use of the common elements in the combination of two apartments on one floor; and that consent for any such combination be documented by a license agreement. The unit owner shall be responsible for all professional fees (e.g. legal, engineering) incurred by the Association in excess of \$500.
11. Unit remodeling involving the moving of telephone hook-ups and T.V. outlets must be done only by the authorized antenna contractor and the telephone company. Such work may not be performed by the unit owner or other contractors. After notice and an opportunity for a hearing, a \$100 fine may be levied on any unit owner whose unit contains an unauthorized connection to the master antenna. If, after 30 days' notice of the improper connection is provided to the owner, the unit owner does not have a correct connection installed by the authorized master antenna contractor, the Association may have the connection corrected at the unit owner's expense.

Initials: _____

UNIT DATA

(Make additional copies as necessary for each occupant)

Unit #: _____

Owner Name: _____

Phone #: Home _____ Work _____ Cell _____

Email address: _____

Co-Owner Name: _____

Phone #: Home _____ Work _____ Cell _____

Email address: _____

EMERGENCY Contact Name: _____

Address: _____

City, State, ZIP: _____

Phone #: Home _____ Work _____ Cell _____

Email address: _____

Add extra resident names for the Postman, Doorman, Valet (Receiving Room) & Management.

1. _____

2. _____

3. _____

4. _____

NOTE: The Post Office REQUIRES high-rise residents to have their unit number on all incoming mail. The Post Office can return mail to the sender if the address does not include the unit number. Therefore, remember to include your unit number when completing change of address forms or notifying friends and family, etc.

Initials: _____

EMERGENCY EVACUATION FORM

Please provide the following information which will be included in the building's Emergency Database:

Do you have any disabilities that would prevent you from evacuating the building in the event of an emergency? _____

Please describe briefly: _____

In the event of an evacuation, would you need assistance? _____

Does your disability require special needs (oxygen, wheelchair, etc.)? If so, please list below:

List any pets in the unit:

Type _____ Breed _____ Name _____

Type _____ Breed _____ Name _____

I hereby certify that I/we have read the preceding documents and agree to be bound by the same.

Signed this _____ day of _____ 20__.

Purchaser _____ Printed name _____
Signature _____

Purchaser _____ Printed name _____
Signature _____

PROOF OF INSURANCE

MANDATORY INSURANCE: All unit owners and/or their tenants, if applicable, shall comply with the Illinois Condominium Property Act, Section 12, Insurance, which authorizes the Board of Directors to require the following:

- a) All unit owners and/or their tenants, if applicable, shall provide management with a Certificate of Liability Insurance, naming the 2626 Lakeview Condominium Association, its Board of Directors and Managing Agent, as Certificate Holders. Certificates shall be provided for any subsequent renewals or replacements. Unit coverage shall be in an amount no less than **\$300,000**.
- b) This insurance shall cover personal liability and compensatory (but not consequential) damages to another unit, caused by the negligence of the unit owner, his or her guest, residents, or invitees, regardless of any negligence originating from the unit. The personal liability of a unit owner must include the deductible of the owner whose unit was damaged, and any damage not covered by insurance required by this paragraph, as well as the decorating, painting, wall and flooring coverings, trim, appliances, equipment and other furnishings.
- c) All Unit-to-Unit damage claims shall be disputed and handled between Unit Owners and their respective insurance companies and/or legal counsel. If the Unit Owner who is responsible for damages does not have any current insurance policy with coverage as described above, the Association will pay for the repairs to the Common Elements and charge back said Unit Owner for all costs involved. Subject to notice and an opportunity for a hearing, a violation fine will be assessed against said Unit Owner for his/her failure to carry proper insurance. In the event a Unit Owner does not purchase and provide evidence of insurance required by this rule within thirty (30) days from the adoption of this rule, the Board may, in its sole discretion, purchase the insurance coverage and charge the premium cost back to the Unit Owner. In no event shall the Board be liable to any person either with regard to its decision not to purchase the Unit Owner insurance, or with regard to the timing of its purchase of the insurance or amounts or types of coverage obtained.
- d) Failure by a unit owner to provide the required proof of insurance, or any renewal thereof after policy expiration, shall result in a fine of \$250.00 for each and every month after such expiration until the required proof of insurance is submitted.

Proof of Insurance must be provided to the management office before a move-in can occur.

Initials: _____

SMOKE DETECTORS

1. Our residential building falls within Section 3 (13-64-120 and following) of the City of Chicago Building Code, which requires our apartments to be equipped with approved smoke detectors.
2. The location of such smoke detectors shall be within 15 feet of all rooms used for sleeping purposes, and shall be installed on the ceiling and at least 4 inches from any wall, or alternatively, on any wall and within 4 to 12 inches from the ceiling.
3. The batteries operating the smoke detectors shall be tested at least annually by every Unit owner.
4. Fines of up to \$250 may be levied when a Unit is found to be lacking a working smoke detector. Judged to be the most serious offenses will be failure to install a smoke detector, or disabling a smoke detector that has/had been installed. The administration of these fines will be governed by the procedures described in paragraphs 3. b), c) and d) or Rule X ("Unit Owner Responsibility").

Initials: _____

A NON-SMOKING BUILDING

In order to preserve the quality of the air and life of all of our residents, the Association has elected to ban all smoking outside of designated areas. This ban includes not only common areas, but individual units, as well. The building has maintained available smoking areas on the roof sundeck, as well as in the island in front of the building, beneath the canopy.

“Cigarette, cigar, pipe, tobacco or other smoking is prohibited in all Units, Limited Common Elements and the Common Elements. Smoking is permitted only on outdoor common areas subject to such rules and regulations as the Board may from time to time adopt. In the event a Unit Owner, tenant, occupant, resident, guest or invitee violates the prohibition on smoking contained herein, the Board shall exercise one or more remedies allowed by the Declaration or under Illinois law.”

Failure to abide by the smoking ban may result in fines, or hearings before the Board of Directors.

Initials: _____

ResidentNotify / eTrak Registration

ResidentNotify is a system that allows Management to notify you of time-sensitive information that may affect your tier, floor, or the entire building.

eTrak is a system that allows the Valet Shop to notify you when a package arrives.

Below, you can choose how you would like to receive both of these notifications when messages are sent.

One copy of this form should be completed independently by **each resident of every unit (owners, tenants, etc.)** and returned to the Management Office.

PLEASE PRINT:

Name (First and Last): _____

Unit Number(s): _____

Email Address: _____

Home Phone: (_____) _____ - _____

Cell Phone: (_____) _____ - _____

Work Phone: (_____) _____ - _____

I am a (select only one):

- Owner who lives in the unit
- Owner who lives elsewhere
- Tenant
- Other (please specify: _____)

Please indicate below how you would like to be notified. This selection will be used for ResidentNotify and eTrak. You may only mark **only one (1)** selection below:

- Email
- Text Message to Cell phone (phone must be able to receive text messages)
- Email and Text Message to Cell phone (phone must be able to receive text messages)
- Voice Message to Cell phone (phone must be capable of receiving recorded messages)
- Voice Message to Home phone (phone must be capable of receiving recorded messages)
- No Notifications

Signature: _____

Date: _____ / _____ / _____

IMPORTANT INCOME TAX INFORMATION

January 9, 2017

Dear Unit Owner:

For income tax purposes, it is important for each unit owner to maintain records to substantiate the cost of their condominium unit. In the event the unit is sold or otherwise disposed of, income tax regulations require that such costs be accumulated and offset against the net sales proceeds. Unit owners who pay capital reserve fees to a condominium association may add such fees to their income tax basis (cost) of their unit, thereby reducing their tax gains, if any. The Internal Revenue Code now allows exclusion from income of up to \$250,000 of gain realized on the sale or exchange of a residence for an unmarried individual and \$500,000 for married individuals (if they qualify). The \$250,000 or \$500,000 exclusion from income eliminates the need for many homeowners to keep records of capital improvements that increase the basis of their residence. However, records of capital improvements should be kept if there is any possibility that income may be required to be recognized upon the sale of the principal residence, under certain conditions.

The following schedule provides an annual breakdown of capital expenditures (from 1983 through 1997) and contributions from the operating fund to the reserve fund (from 1998 to the present) for the 2626 Lakeview Condominium Association:

<u>Year ended</u>	<u>Capital Expenditures Amounts</u>	<u>Contributions</u>
9/30/83	\$ 141,128	\$ -
9/30/84	145,000	
9/30/85	478,275	
9/30/86	254,185	
9/30/87	111,652	
9/30/88	143,663	
9/30/89	309,565	
9/30/90	746,481	
9/30/91	492,008	
9/30/92	1,167,238	
9/30/93	506,631	
9/30/94	165,188	
9/30/95	244,678	
9/30/96	251,277	
9/30/97	344,425	

<u>Year ended</u>	<u>Capital Expenditures Amounts</u>	<u>Contributions</u>
9/30/98		212,378
9/30/99		108,851
9/30/00		684,895
9/30/01		283,755
9/30/02		375,184
9/30/03		280,369
9/30/04		347,940
9/30/05		377,520
9/30/06		407,722
9/30/07		440,340
9/30/08		475,567
9/30/09		513,612
9/30/10		600,000
9/30/11		660,689
9/30/12		710,241
9/30/13		963,026
9/30/14		723,730
9/30/15		953,584
9/30/16		<u>1,247,544</u>
Total	<u>\$5,501,394</u>	<u>\$10,366,947</u>

You will need to multiply your percentage of ownership by the amount of capital expenditures or contributions for the amount of time you have owned your unit. This computed amount will then represent the amount to add to your tax cost basis.

We suggest that you consult with your tax advisor to inquire about your tax benefits. Should you need IRS publications or any clarification of these benefits to you, please contact our outside certified public accountants, Picker and Associates, CPA's- attention Mr. Ralph Picker, CPA, at (847) 541-4000. He will be pleased to assist you.

Sincerely,

2626 Lakeview Condominium Association Management