

**DECLARATION OF CONDOMINIUM OF
JEROME KALMER CONDOMINIUM**

This Declaration made and entered into this 31 day of October, 2000, by K & H Developers, LLC, an Illinois limited liability company, having its principal offices at 4929 Broadway Street, Quincy, Illinois ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of certain real estate, hereinafter described, located in Quincy, Adams County, Illinois; and

WHEREAS, Developer intends to, and does hereby submit such real estate together with all buildings, structures, improvements and other permanent fixtures of whatsoever kind thereon, all rights and privileges belonging in or otherwise pertaining thereto and any and all easements pertinent thereto, to the provisions of the Act; and

WHEREAS, Developer intends to develop the real estate as an office and commercial condominium in accordance with the uses permitted under present zoning ordinances, under the name of the Jerome Kalmer Condominium, a condominium; and

WHEREAS, Developer desires to establish certain rights and easements in, over and upon said real estate for the benefit of Developer and all future owners of any part of said real estate and any Unit or Units thereof or therein contained, and to provide for the harmonious, beneficial and proper use and conduct of the real estate and all Units; and

WHEREAS, Developer desires and intends that the several Unit Owners, mortgagees, occupants and other persons hereafter acquiring any interest in the Property shall at all times enjoy the benefits of, and shall hold their interest subject to the rights, easements, privileges and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of the Property for the established purpose of enhancing and perfecting the value, desirability and attractiveness of the Property.

NOW, THEREFORE, Developer DECLARES as follows:

1. Definitions. Certain words and terms used in this Declaration and the Bylaws are defined as follows:

(a) Act: The Condominium Property Act of the State of Illinois, as amended from time to time.

(b) Association: The Jerome Kalmer Condominium Association being the Association of all the Unit Owners acting pursuant to the Bylaws through its Board.