Articles of Incorporation
Maisonette Condominiums

Order: T3WRPJW3N
Address: 1550 N Warren Ave Apt 102
Order Date: 09-01-2023
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DFI/CORP/38
RECORD 1/11

United States of America

State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

To All to Whom These Presents Shall Come, Greeting:

I, PAUL M. HOLZEM, Administrator, Division of Corporate and Consumer Services, do hereby certify that the annexed copy has been compared by me with the record on file in the Corporation Section of the Division of Corporate & Consumer Services of this department and that the same is a true copy thereof and the whole of such record; and that I am the legal custodian of said record, and that this certification is in due form.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department.

Paul M. Holzem

PAUL M. HOLZEM, Administrator
Division of Corporate and Consumer Services
Department of Financial Institutions

DATE: OCT 18 2012

BY:

Effective July 1, 1996, the Department of Financial Institutions assumed the functions previously performed by the Corporations Division of the Secretary of State and is the successor custodian of corporate records formerly held by the Secretary of State.

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Sec. 181.0202
Wis. Stats.

State of Wisconsin
Department of Financial Institutions

OK
EK

ARTICLES OF INCORPORATION – NONSTOCK CORPORATION

(NOTE: **Do not use** *this form for organizing a for-profit business corporation. Use Form 2*)

Executed by the undersigned for the purpose of forming a Wisconsin nonstock corporation under Ch. 181 of the Wisconsin Statutes, repealed and recreated by 1997 Wisconsin Act 79:

Article 1. Name of the corporation: MAISONETTE CONDOMINIUM OWNERS ASSOCIATION, INC.

Article 2. The corporation is organized under Ch. 181 of the Wisconsin Statutes.

Article 3. Name of the initial registered agent: CORE REAL ESTATE SERVICES, LLC

Article 4. Street address of the initial registered office: (*The complete address, including street and number, if assigned, and ZIP code. P O Box address may be included as part of the address, but is insufficient alone.*)

11512 N. PORT WASHINGTON RD.
SUITE 203
MEQUON, WI 53092

Article 5. Mailing address of the initial principal office:

11512 N. PORT WASHINGTON RD.
SUITE 203
MEQUON, WI 53092

Article 6. (Select and mark (X) one of the statements below)

(X) The corporation will have members. **OR** ( ) The corporation will not have members.

(OPTIONAL) Article 7. Name and address of the initial directors (minimum of three):

1. VLADIMIR SHUK
11326 N. COUNTRY VIEW DR
MEQUON, WI 53092

2. BORIS GOKHMAN
2010 E. WINDSOR PL.
UNIT C
MILWAUKEE WI 53202

3. MICHAEL D. CONCORAN / CORE REAL ESTATE SERVICES, LLC
11512 N. PORT WASHINGTON RD.
SUITE 203
MEQUON, WI 53092

JUN 25 12:00PM
#. #
151869 DCORP 35 35.00

FILING FEE - $35.00 SEE instructions, suggestions, and procedures on following pages.

DFI/CORP/102(R4/00) Use of this form is voluntary. 1 of 3

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(OPTIONAL) Article 8. The purpose or purposes for which the corporation is organized:

ANY LAWFUL PURPOSE FOR WHICH A NONPROFIT CORPORATION MAY BE ORGANIZED.

Article 9. **Name** and **complete address** of each incorporator:

MICHAEL D. CORCORAN
CORE REAL ESTATE SERVICES, LLC
11512 N. PORT WASHINGTON RD.
SUITE 203
MEQUON WI 53092

Incorporator's signature

Incorporator's signature

This document was drafted by MICHAEL D. CORCORAN
(Name the individual who drafted the document)

- OPTIONAL - Second choice corporate name if first choice is not available:

INSTRUCTIONS (Ref. sec. 181.0202 Wis. Stats. for document content)

Submit one original and one exact copy to Dept. of Financial Institutions, P O Box 7846, Madison WI, 53707-7846, together with a **FILING FEE of $35.00**, payable to the department. (If sent by Express or Priority U.S. mail, address to 345 W. Washington Ave., 3rd Floor, Madison WI, 53703). The original must include an original manual signature, per sec. 181.0120(2), Wis. Stats. This document can be made available in alternate formats upon request to qualifying individuals with disabilities. Upon filing, the information in this document becomes public and might be used for purposes other than that for which it was originally furnished. If you have any questions, please contact the Division of Corporate & Consumer Services at 608-261-7577. Hearing-impaired may call 608-266-8818 for TDY. The preprinted text of this form does not represent every option available under law. Refer to Ch. 181 of the Wisconsin Statutes for additional information.

Article 1. The name must contain "corporation", "incorporated", "company", or "limited" or the abbreviation "corp.", "inc.", "co." or "ltd." or comparable words or abbreviations in another language. If you wish to provide a second choice name that you would accept if your first choice is not available, enter it in the "Optional" area on page 2.

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ARTICLES OF INCORPORATION
Nonstock Corporation

STATE OF WISCONSIN
FILED
JUN 29 2001
DEPARTMENT OF
FINANCIAL INSTITUTIONS

+

MICHAEL D. CORCORAN
CORE REAL ESTATE SERVICES, LLC
11512 N. PORT WASHINGTON RD.
SUITE 203
MEQUON, WI 53092

+

♦ **Your name, return address** and **phone** number during the day: (262) 241 - 8605

INSTRUCTIONS (Continued)

Article 2. This statement is required by sec. 181.0202(1)(a).

Articles 3 & 4. The corporation must have a registered agent located at a registered office in Wisconsin. The address of the registered office is to describe the physical location where the registered agent maintains their business office. Set forth the street number and name, city and ZIP code in Wisconsin. P O Box addresses may be included as part of the address, but are insufficient alone. The corporation may not name itself as its own registered agent.

Article 5. The articles of incorporation must set forth the address of the corporation's principal office. "Principal office" means the office, whether in or outside Wisconsin, in which are located its principal executive offices.

Article 6. Select and check the appropriate box in article 5 to indicate if the corporation will or will not have members. A "member" means a person who has membership rights in a corporation in accordance with its articles of incorporation or bylaws.

Articles 7 & 8. These articles (or others you may wish to add) are provided for optional information that you may elect to include, such as the name and address of the initial directors, a purposes clause, tax-exempt provisions, etc. (**NOTE**: *Corporations expecting to apply to Internal Revenue Service for federal TAX-EXEMPT STATUS are advised to obtain and read IRS Publication 557 "Tax-Exempt Status for Your Organization" before preparing these articles of incorporation, as the articles must contain particular language and provisions to meet federal tax code requirements.*)

Article 9. Enter the name and complete address of each incorporator. There may be one or more incorporators. All incorporators must be named.

No certificate of incorporation will be issued. The "FILED" endorsement applied to this document by the Department of Financial Institutions is evidence that the articles of incorporation have been accepted. One or more "Received" endorsements may appear on the document, but do not indicate its acceptance for filing.

If the document is executed in Wisconsin, sec. 182.01(3) provides that it shall not be filed unless the name of the person (individual) who drafted it is printed, typewritten or stamped thereon in a legible manner. If the document is not executed in Wisconsin, enter that remark.

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