

NOTICE TO TENANTS AND AFFECTED PUBLIC ENTITIES

**NOTICE TO COMPLETE TERMINATION OF PARTICIPATION IN THE FEDERAL
SUBSIDY SECTION 236 PROGRAM OF THE NATIONAL HOUSING ACT VIA MORTGAGE
MATURITY**

NAME OF PROPERTY:

WINDEMERE ESTATES (AKA) LINCOLN TERRACE APARTMENTS (# 072-44030)

BUILDING ADDRESSES:

(THE ADDRESS OF EACH APARTMENT IS ITS UNIT NUMBER FOLLOWED BY
COMMUNITY DRIVE, LINCOLN, IL 62656. THE MANAGEMENT OFFICE ADDRESS IS 13
COMMUNITY DR.)

Apartments 10, 11, 12, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 100, 101, 102, 103, 104, 105,
106, 200, 201, 202, 203, 204, 205, 206, 207, 300, 301, 302, 303, 304, 305, 400, 401, 402, 403, 404, 405,
406, 500, 501, 502, 503, 504, 505, 506, 507

OWNER INFORMATION:

LINCOLN TERRACE APARTMENTS LIMITED PARTNERSHIP
PRAIRIE ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP – GENERAL PARTNER
KARL F. NAGEL & THE NAGEL GROUP, INC., GENERAL PARTNERS OF PRAIRIE
ASSOCIATES
c/o THE NAGEL GROUP, INC.
13000 ROCKLAND ROAD
LAKE BLUFF, IL 60044
847-295-6080

PROPERTY DESCRIPTION:

52 TOTAL UNITS HOUSED IN 7 BUILDINGS; 7 ONE-BEDROOMS, 30 TWO-BEDROOMS, 15
THREE-BEDROOMS; PLUS ONE ADDITIONAL BUILDING WHICH HOUSES THE RENTAL
OFFICE, THE LAUNDRY, AND THE MAINTENANCE GARAGE; BUILT 1972

NUMBER OF OCCUPIED UNITS:

CURRENTLY 50 UNITS OCCUPIED

DATE ASSISTANCE WILL TERMINATE:

NOVEMBER 30, 2007

LIST OF AFFORDABILITY RESTRICTIONS:

THE RENTS ARE DETERMINED BY HUD PER A RENT SCHEDULE. ANY INCREASES CANNOT BE PUT INTO EFFECT WITHOUT FOLLOWING THE HUD PROCEDURE FOR REQUESTING AN INCREASE TO THE RENT AND RECEIVING HUD APPROVAL TO INCREASE. APPLICANTS EXCEEDING THE CURRENT HUD INCOME LIMITS WILL NOT QUALIFY FOR HOUSING.

OWNER CONTACT INFORMATION:

KARL F. NAGEL
C/O THE NAGEL GROUP, INC.
13000 ROCKLAND ROAD
LAKE BLUFF, IL 60044
PHONE: 847-295-6080

TENANT RIGHTS UNDER PRESERVATION ACT:

THIS IS NOT AN EVICTION NOTICE. IT IS A NOTICE TO ADVISE ALL TENANTS OF WINDEMERE ESTATES THAT THE FOLLOWING ACTION WILL TAKE PLACE AS OF NOVEMBER 30, 2007:

THE HUD MORTGAGE WILL BE PAID IN FULL AND THIS WILL TERMINATE THE PROPERTY'S PARTICIPATION IN THE SECTION 236 PROGRAM AND WILL TERMINATE THE AFFORDABILITY RESTRICTIONS NOTED ABOVE.

THIS NOTICE IS TO ADVISE YOU, AS TENANTS, THAT THE FEDERALLY ASSISTED HOUSING PRESERVATION ACT (310 ILCS 60) GIVES YOU CERTAIN RIGHTS. TENANTS LIVING ON THE PROPERTY MAY FORM A TENANTS ASSOCIATION AND NEGOTIATE WITH THE OWNER TO PURCHASE THE PROPERTY, SUBJECT TO CERTAIN RESTRICTIONS. TENANTS MAY ALSO ENTER INTO AN AGREEMENT WITH A NOT-FOR-PROFIT CORPORATION OR OTHER ENTITY TO REPRESENT YOU IN NEGOTIATIONS WITH THE OWNER. IF THE NEGOTIATIONS ARE SUCCESSFUL, THE TENANTS ASSOCIATION CAN BUY THE PROPERTY.

A MORE DETAILED DISCUSSION OF THE PROVISIONS OF THE LAW IS ATTACHED TO THIS NOTICE AS EXHIBIT A.

IF YOU HAVE ANY QUESTIONS WITH REGARD TO THIS NOTICE, PLEASE CONTACT THE FOLLOWING INDIVIDUAL AT THE NUMBER LISTED:

KARL F. NAGEL
13000 ROCKLAND ROAD
LAKE BLUFF, IL 60044
847-295-6080

DATE: November 3, 2006