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Cook County Recorder of Deeds
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FIRST AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF EASEMENTS,
RESTRICTIONS, COVENANTS AND BY-LAWS FOR
THE GARLAND OFFICE CONDOMINIUM ASSOCIATION

This AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GARLAND OFFICE CONDOMINIUM ASSOCIATION (the "Amendment") is made and entered into as of July 21, 2006, by Garland Condominium, LLC an Illinois limited liability company (the "Declarant"). This Amendment is based on the following:

- A. By a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated May 19, 2006, and recorded with the Cook County Recorder of Deeds on May 22, 2006 (the "Declaration"), as Document Number 0614218022, the following described real estate:

PARCEL 1:

LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND, ANY AND ALL RIGHTS OF THE DECLARANT IN AND TO THE FOLLOWING:

PARCEL 2:

THE TWELVE FOOT STRIP OF PROPERTY LOCATED UNDER THE PUBLIC RIGHT-OF-WAY IMMEDIATELY ADJACENT TO AND WEST, SOUTH AND EAST OF THE LOWER LEVEL (ELEVATION 0.52' TO 13.94') OF PARCEL 1 WHICH IS LICENSED TO DECLARANT PURSUANT TO, AND AS MORE PARTICULARLY DESCRIBED IN, THAT CERTAIN CITY OF CHICAGO AND ORDINANCE DATED JUNE 19, 2002.

PIN: 17-10-309-009

Box 400-CTCC

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Commonly known as: 111 North Wabash Avenue, Chicago, Illinois

was submitted to the provisions of the Illinois Condominium Property Act (the "Act").

- B. Pursuant to Section 13.11 of the Declaration and Section 17 of the Act, the Declarant desires to amend the Declaration.

BASED ON THE ABOVE, THE DECLARATION IS AMENDED AS FOLLOWS:

1. The following clause is added as a new Section to Article 7:

"(x) For so long as that certain Lease between Garland Office LLC, as landlord ("Garland Office LLC"), and Subway Real Estate Corp., as tenant ("Subway"), dated August 27, 2001, and any extensions or option periods thereof ("Lease"), remains in force and effect, or for so long as Subway is the Occupant of Unit 102, the following use restrictions shall apply to the Condominium (unless a proper written consent is obtained by Subway or its successors and assigns): no part of the Building shall be used for the operation of the following restaurants: (i) Togos, (ii) Jimmy Johns Subs, (iii) Quiznos, or (iv) Potbelly's Subs."

2. All other provisions of the Declaration remain the same.

GARLAND CONDOMINIUM, LLC, an
Illinois limited liability company

By: FIC Development Group, LLC,
a Delaware limited liability company,
its managing member


By: 
Timothy P. Farrell, President

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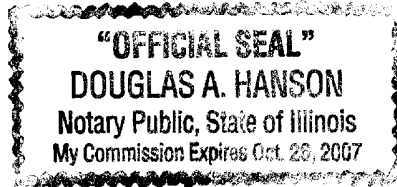
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Timothy P. Farrell, as President of FIC Development Group, LLC, being the managing member of Garland Condominium, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of July, 2006.



Notary Public



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Property of Cook County Clerk's Office