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Doc#: 0630617089 Fee: \$126.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2006 03:21 PM Pg: 1 of 22

PREPARED BY AND

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Chicago IL 60601

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**THIRD 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 October 31, 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, as Document Number 0614218032, as amended by the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated July 21, 2006 and recorded with the Cook County Recorder of Deeds on July 25, 2006, as Document Number 0620645067 and the Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated August 7, 2006 and recorded with the Cook County Recorder of Deeds on August 9, 2006 as Document Number 0622142190, (collectively, the "Declaration") 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.

RECORDING FEE 126
DATE 11-2-06 COPIES 65
OK BY _____

Handwritten signature

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PIN: 17-10-309-009

Commonly known as: 111 North Wabash Avenue, Chicago, Illinois 60602

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

- B. Pursuant to Sections 13.6 and 13.11 of the Declaration and Section 27 of the Act, the Declarant desires to amend the Declaration. This Amendment is a Special Amendment pursuant to Section 13.11 of the Declaration. Attached to this Amendment are written consents from 83.4116% of the Unit Owners, including the Declarant.

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

1. The above recitals are incorporated into this Amendment.
2. The original plat of survey attached to the Declaration is hereby amended to correct the designation of certain common elements located on the 1st, 4th, 18th and 22nd floors of the building to be limited common elements pursuant to the Property Report. The original plat of survey has also been amended by renumbering certain limited common elements storage spaces located on the 5th, 7th, 8th, 9th, 11th, 13th, 14th, 17th, and 20th floors in accordance with the Property Report and to correct various typographical and scrivener's errors. Each limited common element is identified on the amended plat of survey by a distinguishing number and is reserved for the use of that certain unit owner(s) as designated by deed or amendment to the declaration. For ease of reference, attached is an amended and restated plat of survey which supersedes the plat of survey recorded with the Declaration in its entirety.
3. Article 5.8(m) of the Declaration is deleted in its entirety and replaced with the following:

“Unit Owners are required to obtain insurance covering their personal liability and compensatory (but not consequential) damages to another Unit caused by the negligence of the Unit Owner or his or her guests, residents, or invitees, or regardless of any negligence originating from the Unit. The types and amounts of such liability insurance shall be as prescribed by the Board from time to time but shall be no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregated. The personal liability of a Unit Owner or Association member must include the deductible of the Unit Owner whose Unit was damaged, any damage not covered by insurance required by this subsection, as well as the decorating, painting, wall and floor coverings, trim, appliances, equipment, and other furnishings. If the Unit Owner does not purchase or produce evidence of insurance required by the Board, the Directors may 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 insurance, or with regard to the timing of its purchase of the insurance or the amounts or types of coverages obtained. Each Unit Owner shall be required to provide to the Board, from time to time as may be required by the Board (but not less frequently than once each calendar year), a then-current certificate of insurance evidencing such coverages.”

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- 4. The Declarant reserves the right to assign the limited common element storage spaces designated on the plat to future owners via deed or an amendment to the Declaration.
- 5. 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

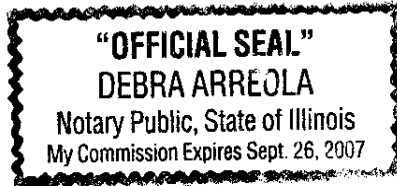
By: *Timothy P. Farrell*
Timothy P. Farrell, President

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 31st day of October, 2006.

Debra Arreola
Notary Public



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CONSENT TO AMENDMENT TO CONDOMINIUM DECLARATION

The undersigned does hereby ratify the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association (the "Declaration") dated July 21, 2006 and the Second Amendment to the Declaration dated August 7, 2006 and do hereby consent to the Third Amendment to the Declaration and the revised survey which redesignates a portion of the common elements located on the 22nd Floor of the Property to limited common elements, which limited common elements will be sold and conveyed to various purchasers of Units in the Property.

OMM INVESTMENTS, LLC

[Handwritten signature]
By: Omeed Memar, its member

Owner of Units 103 and 200

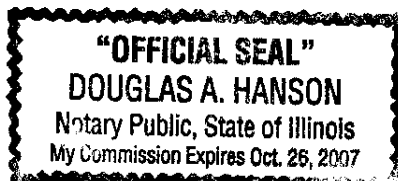
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William H. Rosen, attorney in fact for Omeed Memar, sole member of OMM Investments, 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 he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of August, 2006.

[Handwritten signature]

Notary Public

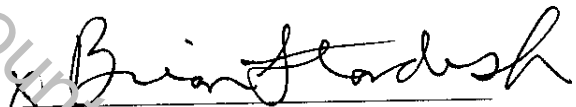


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Dated: October 23, 2006



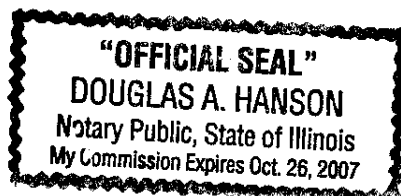
Brian Standish, President of
Wabash Brooke Partners Inc.
an Illinois corporation

Owner of Unit 513, at 111 North Wabash
Ave., Chicago, IL 60602

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 Brian Standish, being the President of Wabash Brooke Partners Inc. an Illinois corporation, 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 for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of October, 2006.


Notary Public

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CONSENT TO AMENDMENT TO CONDOMINIUM DECLARATION

The undersigned does hereby ratify the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association (the "Declaration") dated July 21, 2006 and recorded with the Cook County Recorder of Deeds on July 25, 2006, as Document Number 0620645067, and the Second Amendment to the Declaration dated August 7, 2006 and recorded with the Cook County Recorder of Deeds on August 9, 2006 as Document Number 0622142190, and do hereby consent to the Third Amendment to the Declaration and the revised survey which redesignates a portion of the common elements located on the 22nd Floor of the Property to limited common elements, which limited common elements will be sold and conveyed to various purchasers of Units in the Property.

Dated: October 20, 2006

Sharon M. Sikora
Sharon M. Sikora, manager of
Sharon M. Sikora, DDS, LLC
an Illinois limited liability company

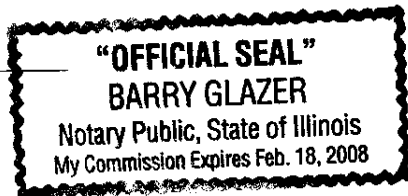
Owner of Unit 1121, at 111 North Wabash
Ave., Chicago, IL 60602

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 Sharon M. Sikora, manager of Sharon M. Sikora, DDS, LLC, an Illinois limited liability company, 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 manager she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of October, 2006.


[Signature]
Notary Public

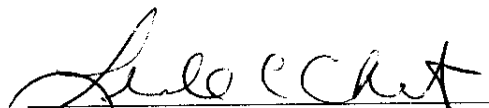


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Donald L. Chatman, M.D.

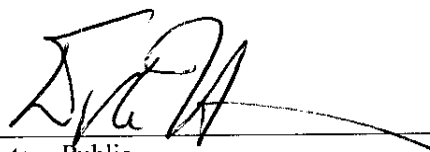

Linda C. Chatman

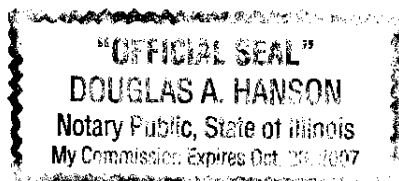
Owners of Unit 1210, 111 North Wabash Ave., Chicago, IL 60602

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 Donald L. Chatman and Linda C. Chatman, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of October, 2006.

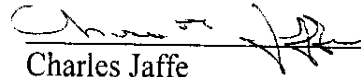

Notary Public



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Charles Jaffe
Owner of Unit 1218

Property of Cook County Clerk's Office

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State of Illinois,

Cook

County ss:

I, *the undersigned*

Charles Jatta

a Notary Public in and for said County and State, do hereby certify that

the same person(s) whose name(s)

personally known to me to be subscribed to the foregoing instrument, appeared before me this day

in person and acknowledged that

signed and delivered the said instrument as free and voluntary act,

for the purposes and therein set forth.

8th

day of *September, 2006*

Given under my hand and official seal, this

My commission expires:



Michelle E. Crockett

Notary Public

Property of Cook County Clerk's Office

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EXHIBIT

ATTACHED TO

Property of Cook County Clerk's Office

Doc# 0630617089 Fee: \$126.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2006 03:31 PM Pg: 1 of 22



DOCUMENT

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1324 pp
A 2 pp total*