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Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
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**15TH 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 the 4th day of June, 2012 by Garland Condominium, LLC, an Illinois limited liability company (the "Declarant") and NikkiMarie LLC, an Illinois limited liability company and owner of Unit 1921 ("NikkiMarie"). 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, and the Third Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated October 31, 2006 and recorded with the Cook County Recorder of Deeds on November 2, 2006 as Document Number 0630617089, and the Fourth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated August 1, 2007 and recorded with the Cook County Recorder of Deeds on August 2, 2007 as Document Number 0721422009, and the Fifth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated September 4, 2007 and recorded with the Cook County Recorder of Deeds on September 4, 2007 as Document Number 0724703063, and the Sixth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated October 4, 2007 and recorded with the Cook County Recorder of Deeds on October 4, 2007 as Document Number 0727703134, and the Seventh Amendment to the Declaration of Condominium Ownership and

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of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated December 14, 2007 and recorded with the Cook County Recorder of Deeds on February 26, 2008 as Document Number 0805718021, and the Eighth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated February 27, 2008 and recorded with the Cook County Recorder of Deeds on March 27, 2008 as Document Number 0808722000, and the Ninth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated November 13, 2009 and recorded with the Cook County Recorder of Deeds on November 17, 2009 as Document Number 0932118000, and the Tenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated November 10, 2010 and recorded with the Cook County Recorder of Deeds on December 3, 2010 as Document Number 1033718010, and the Eleventh Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated December 8, 2010, and recorded with the Cook County Recorder of Deeds on January 19, 2011 as Document Number 1101916071, the Twelfth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated April 19, 2011, and recorded with the Cook County Recorder of Deeds on May 11, 2011 as Document Number 1113110058, the Thirteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated November 30, 2010, and recorded with the Cook County Recorder of Deeds on January 12, 2012 as Document Number 1201231015 and the Fourteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated April 26, 2012, and recorded with the Cook County Recorder of Deeds on May 2, 2012 as Document Number 1212318014 (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.

PIN: 17-10-309-009 (underlying)

Commonly known as: 111 North Wabash Avenue, Chicago, Illinois 60602 (the Building"), was submitted to the provisions of the Illinois Condominium Property Act (the "Act").

B. The parties desire to amend the Declaration as follows:

1. Transfer of Limited Common Element Storage Space 904-2:

- i. This amendment is adopted pursuant to Section 26 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument in writing setting forth the change, provided the same is executed by the parties to the transfer of a

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limited common element and by all other unit owners who have any right to use the limited common element.

- ii. The Declarant is the legal owner of Limited Common Element Storage Space 904-2. The Declarant has not yet assigned Limited Common Element Storage Space 904-2 to any Unit in the Association.
- iii. NikkiMarie is the legal owner of Unit 1921.
- iv. Declarant is desirous of assigning Limited Common Element Storage Space 904-2 to be appurtenant to Unit 1921 owned by NikkiMarie, and NikkiMarie is desirous of affecting such assignment.
- v. Such a transfer is permitted pursuant to Section 26 of the Act and Section 3.4 of the Declaration.
- vi. Such a transfer will not change or affect the parties' respective percentage interest in the Common Elements for the Units owned by the parties.
- vii. There is no other unit owner who has any right to use Limited Common Element Storage Space 904-2.
- viii. Unit 1921 is legally described as follows:

UNIT NO. 1921 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: 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; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Commonly known as Unit No. 1921, 111 North Wabash Avenue, Chicago, Illinois 60602
PIN# 17-10-309-016-1180

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

1. The above recitals are incorporated into this Amendment.
2. Pursuant to Section 26 of the Act and Section 3.4 of the Declaration, the undersigned consent and agree that the Declaration is hereby amended to provide that all right, title and interest in and to Limited Common Element Storage Space 904-2 is hereby assigned to NikkiMarie and made appurtenant to Unit 1921 owned by NikkiMarie.
3. All other provisions of the Declaration remain the same.

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IN WITNESS WHEREOF, the undersigned do hereby execute the foregoing amendment pursuant to the authority granted in said Declaration and by the Act.

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 18th day of June, 2012

Nancy A Applegate
Notary Public



NIKKIMARIE LLC, an Illinois limited liability company

By: *Deborah Beaty*
Deborah Beaty, its Member

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 Deborah Beaty, being the sole member of NikkiMarie 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 member she signed and delivered the said instrument as her 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 18th day of June, 2012.

Nancy A Applegate
Notary Public




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CERTIFICATE

Pursuant to Section 26 of the Illinois Condominium Property Act, a true and correct copy of the foregoing amendment has been delivered to the Board of Directors of The Garland Office Condominium Association.

**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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