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Karen A. Yarbrough  
Cook County Recorder of Deeds  
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**17TH 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 25th day of February, 2013, by Dana & Brittani, Inc., an Illinois corporation (D&B). 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

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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 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 0808727000, 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, 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, the Fifteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated June 4, 2012, and recorded with the Cook County Recorder of Deeds on June 20, 2012 as Document Number 1217229072, and the Sixteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated July 9, 2012, and recorded with the Cook County Recorder of Deeds on August 7, 2012 as Document Number 1222016079, (collectively, the "Declaration") 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, IN COOK COUNTY, ILLINOIS.

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

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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 Section 4.8(b) of the Declaration and Section 31 of the Act, and as the sole owner of Unit 1002, D&B desires to amend the Declaration as follows:

1. **THE SUBDIVISION OF UNIT 1002.** Pursuant to Section 4.8(b) of the Declaration and Section 31 of the Act, D&B as sole owner of Unit 1002, desires to amend the Declaration to reflect the subdivision of Unit 1002 into two new units. This change does not affect any other Units, any of the common elements, or any of the limited common elements. This Amendment was submitted to and duly authorized by the vote of at least 2/3 of the members of the Board of Director of the Association. In compliance with Sections 5 and 6 of the Act, the Association has authorized the recording of an amended page of the plat of survey, reflecting the as-built subdivision of Unit 1002, along with this Amendment. This subdivision affects the real property legally described as follows:

UNIT NO. 1002 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. 1002, 111 North Wabash Avenue, Chicago, Illinois 60602  
PIN# 17-10-309-016-1175

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

1. The above recitals are incorporated into this Amendment.
2. Page 7 of the plat of survey for the 10<sup>th</sup> Floor, attached as Exhibit A to the Declaration, is hereby replaced with the attached amended plat of survey for the 10<sup>th</sup> Floor reflecting the subdivision of Unit 1002 into two Units to be known as Unit 1002 and Unit 1003, respectively, as designated on the attached amended survey.
3. The schedule of percentage ownership interests attached as Exhibit B to the Declaration is replaced with the revised attached Exhibit B to add a reference the new Unit 1003 and to reflect the reallocation of the percentage interests of Unit 1002 and Unit 1003 as follows:

Unit 1002	0.276300%
Unit 1003	0.264700%

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

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

**Dana & Brittani, Inc.,**  
an Illinois corporation

By: *Dana Louder*  
Dana Louder, its 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 Dana Louder, as President of Dana & Brittani, Inc., 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, she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3<sup>rd</sup> day of ~~February~~ July, 2013.

*Nancy A Applegate*  
Notary Public



### 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.

Dated: ~~February~~ July 3, 2013

GARLAND OFFICE CONDOMINIUM  
ASSOCIATION, an Illinois not-for-profit  
corporation

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

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**AMENDED AND RESTATED EXHIBIT B TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF  
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS  
FOR GARLAND OFFICE CONDOMINIUM ASSOCIATION**

**PERCENTAGE OF OWNERSHIP**

<b><u>UNIT</u></b>	<b><u>PERCENTAGE OWNERSHIP</u></b>
100	6.970400%
101	0.104300%
102	0.944300%
103	0.637600%
200	5.280500%
300	2.236100%
301	2.637300%
302	0.238500%
400	2.917350%
402	2.917350%
500	4.098000%
503	0.399000%
505	0.044900%
507	0.044900%
509	0.046300%
513	0.064900%
514	0.048700%
515	0.040800%
516	0.050500%
517	0.046300%
518	0.044900%
600	0.847500%
601	0.295600%
602	0.201600%
620	4.088700%
700	0.989300%
703	0.200200%
704	0.145500%
710	0.324800%
712	0.531500%
713	0.849400%
714	0.668600%
800	0.854400%

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<u>UNIT</u>	<u>PERCENTAGE OWNERSHIP</u>
801	0.355400%
810	0.776600%
812	0.620400%
818	0.584800%
820	0.149200%
821	0.540700%
822	0.289100%
901	0.197400%
909	0.805800%
910	0.481000%
911	0.261300%
912	0.592200%
919	1.280300%
922	0.469400%
1001	0.253000%
1002	0.276300%
1003	0.264700%
1010	3.589600%
1021	0.137200%
1022	0.161700%
1100	0.464800%
1104	0.158000%
1105	0.088500%
1106	0.290100%
1107	0.712200%
1111	0.461500%
1114	0.261300%
1116	1.294200%
1119	0.128400%
1120	0.128800%
1121	0.256200%
1122	0.187700%
1201	0.149200%
1202	0.217300%
1203	0.164500%
1204	0.170100%
1205	1.163500%
1210	0.532400%
1212	0.524100%
1216	0.408700%

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<u>UNIT</u>	<u>PERCENTAGE</u> <u>OWNERSHIP</u>
1218	0.372500%
1219	0.135300%
1220	0.237700%
1221	0.160300%
1222	0.154300%
1300	2.287600%
1314	0.418900%
1315	0.120900%
1317	0.246000%
1318	0.377200%
1319	0.137200%
1320	0.182100%
1321	0.188100%
1322	0.123700%
1323	0.187700%
1400	0.712700%
1403	0.585200%
1408	0.341000%
1412	0.272500%
1414	0.764000%
1416	0.498222%
1417	0.223178%
1420	0.215900%
1422	0.261800%
1501	2.169900%
1514	0.658400%
1517	0.697400%
1518	0.405000%
1519	0.123700%
1521	0.179300%
1522	0.268800%
1600	0.527800%
1603	0.537500%
1605	0.455500%
1606	0.148700%
1609	0.482400%
1610	1.104200%
1618	0.376300%
1620	0.464300%
1622	0.377600%

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<u>UNIT</u>	<u>PERCENTAGE OWNERSHIP</u>
1702	0.249300%
1704	0.152900%
1709	0.196500%
1710	1.099600%
1711	0.272000%
1717	0.603800%
1720	0.253000%
1722	0.677000%
1726	0.143200%
1730	0.222900%
1734	0.205700%
1801	0.263200%
1803	0.197900%
1804	0.203900%
1805	0.544500%
1806	0.302600%
1810	0.661200%
1818	0.888700%
1820	0.847500%
1822	0.468900%
1901	0.360000%
1902	0.162600%
1903	0.140900%
1904	0.168700%
1905	0.524100%
1909	0.743200%
1911	0.277100%
1914	0.321100%
1919	0.797100%
1920	0.454400%
1921	0.711300%
2001	0.249300%
2003	0.808100%
2005	0.331300%
2010	0.771500%
2011	0.161700%
2012	0.095000%
2013	0.219200%
2015	0.098200%
2016	0.351700%

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<u>UNIT</u>	<u>PERCENTAGE OWNERSHIP</u>
2018	0.654700%
2020	0.258100%
2022	0.455000%
2101	0.254900%
2102	0.357700%
2103	0.619100%
2107	0.505100%
2108	0.252500%
2109	0.154800%
2111	0.452200%
2117	0.555600%
2118	0.533300%
2119	0.224700%
2120	0.265000%
2122	0.295200%
2217	0.039800%
2218	0.061600%
Roof 0001	0.000900%
Roof 0002	0.000500%
<b>TOTAL</b>	<b>100.000000%</b>

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# EXHIBIT

## ATTACHED TO

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## DOCUMENT

## SEE PLAT INDEX