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RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/06/2015 10:59 AM Pg: 1 of 4

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Schuyler

PREPARED BY AND MAIL TO:  
Douglas A. Hanson, Esq.  
Schuyler Roche & Crisham, P.C.  
Two Prudential Plaza  
180 N. Stetson Ave.  
Suite 3700  
Chicago, IL 60601

**TWENTY-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 23rd day of October, 2015 by Garland Condominium, LLC, an Illinois limited liability company ("Garland"). 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 (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.

PIN: 17-10-309-009

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

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

Box 400

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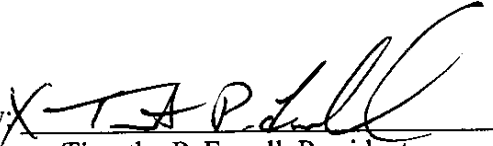
- B. Garland, who is also the Declarant under the Declaration, is the owner of Association Units 912, 919, and 922, (as legally described on Exhibit A attached hereto) and Limited Common Element Storage Space Number 915.
- C. Garland, pursuant to Section 4.8(c) of the Declaration and Section 31 of the Act, and as the sole owner of Units 912, 919, and 922, and Limited Common Element Storage Space Number 915, desires to amend the Declaration to designate the Common Element Corridor which runs between the easterly walls of Unit 912 and Limited Common Element Storage Space Number 915 and the westerly walls of Units 919 and 922 (the "919/922 Corridor") as a limited common element appurtenant to and for the exclusive use of Units 919 and 922.

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

1. The above recitals are incorporated into this Amendment.
2. The 919/922 Corridor is now a limited common element (the "Limited Common Element") appurtenant to and for the sole and exclusive use of Units 919 and 922.
3. The owner of Units 919 and 922 is provided the sole and exclusive right to the use of the Limited Common Element. The Limited Common Element is not necessary or practical for use of the owner of any units other than the owner of Units 919 and 922, and the owner of the Units 919 and 922 is hereby responsible for any and all costs associated with the renovation, modification, or other adaptation as well as all maintenance and repairs of the Limited Common Element as a result of the granting of the exclusive right to use same.
4. 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

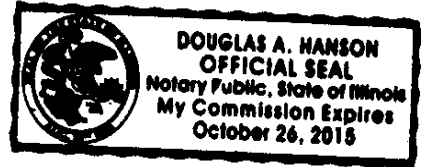
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STATE OF ILLINOIS     )  
                                          ) ss.  
COUNTY OF COOK     )

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 23rd day of October, 2015.

  
\_\_\_\_\_  
Notary Public  
896757

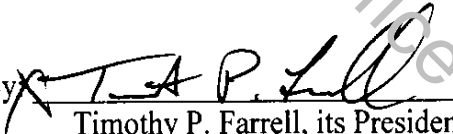


### CERTIFICATE

Pursuant to Section 31 of the Illinois Condominium Property Act, a true and correct copy of the foregoing amendment has been delivered to and approved by the Board of Directors of The Garland Office Condominium Association.

Dated: October 23, 2015

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

By  \_\_\_\_\_  
Timothy P. Farrell, its President

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## EXHIBIT A LEGAL DESCRIPTIONS

UNIT NO. 912 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.

PIN: 17-10-309-016-1044

UNIT NO. 919 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.

PIN: 17-10-309-016-1045

UNIT NO. 922 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.

PIN: 17-10-309-016-1046