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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/27/2023 10:52 AM PG: 1 OF 6

25TH 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 29TH day of March, 2023, by FAMILY CREDIT COUNSELING SERVICE, INC., an Illinois not-for-profit corporation ("Family Credit Counseling"). 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 06220945067 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 of Easements, Restrictions, Covenants and By-Laws

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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, 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, 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, and the Seventeenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated February 25, 2013, and recorded with the Cook County Recorder of Deeds on July 9, 2013 as Document Number 1319019014, the Eighteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated July 24, 2013, and recorded with the Cook County Recorder of Deeds on July 25, 2013 as Document Number 1320622008, the Nineteenth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The

Garland Office Condominium Association dated March 31, 2014, and recorded with the Cook County Recorder of Deeds on April 9, 2014 as Document Number 1409939105, and the Twentieth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated December 5, 2014, and recorded with the Cook County Recorder of Deeds on December 12, 2014 as Document Number 1434619095, and the Twenty-First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated December 26, 2014, and recorded with the Cook County Recorder of Deeds on December 19, 2014 as Document Number 1435622081 and the Twenty-Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and

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By-Laws for The Garland Office Condominium Association dated December 19, 2014, and recorded with the Cook County Recorder of Deeds on December 22, 2014 as Document Number 1435622082, and the Twenty-Third Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated October 23, 2015 and recorded with the Cook County Recorder of Deeds on November 6, 2015 as Document Number 1531001014, and the Twenty-Fourth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association recorded with the Cook County Recorder of Deeds on November 21, 2016 as Document Number 1632616028 (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)

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

B. Pursuant to Section 26 of the Act, Family Credit Counseling as sole owner of both Unit 1609 and Unit 1022 at the Property, desires to amend the Declaration as follows:

1. Transfer of Limited Common Element Storage Space No. 706.

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

ii. Family Credit Counseling is the legal owner of Limited Common Element Storage Space No. 706 appurtenant to Unit 1609 at the Property.

iii. Family Credit Counseling is the legal owner of both Units 1609 and 1022 at the Property.

iv. Family Credit Counseling is desirous of assigning Limited Common Element Storage Space No. 706 to be appurtenant to Unit 1022.

v. Such transfer is permitted pursuant to Section 26 of the Act and Section 3.4 of the Declaration.

vi. Such transfer will not change or affect the parties' respective percentage interest in the Common Elements for the Units owned by the parties.

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vii. There is no other unit owner who has any right to use Limited Common Element Storage Space No. 706.

viii. WHEREAS, Unit 1609 is legally described as follows:

UNIT NO.1609 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. 1609, 111 North Wabash Avenue, Chicago, Illinois 60602
PIN# 17-10-309-016-1112

ix. Unit 1022 is legally described as follows:

UNIT NO. 1022 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. 1022, 111 North Wabash Avenue, Chicago, Illinois 60602
PIN# 17-10-309-016-1056

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

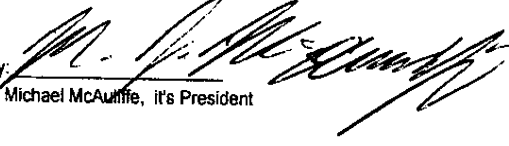
1. The above recitals are incorporated into this Amendment.
2. Pursuant to Section 26 of the Act and Section 3.4 of the Declaration, the undersigned consents and agrees that the Declaration is hereby amended to provide that all right, title and interest in and to Limited Common Element Storage Space No. 706 is hereby assigned and transferred and made appurtenant to Unit 1022 owned by Family Credit Counseling.
3. 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.

Family Credit Counseling Service Inc.
an Illinois not-for-profit corporation

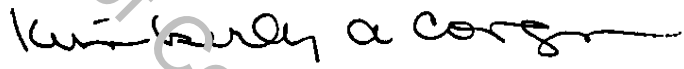
By: 
Michael McAuliffe, it's President

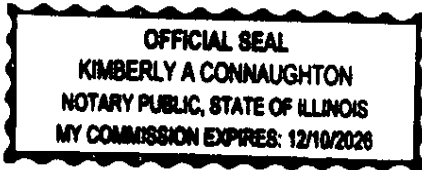
STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael McAuliffe as President of Family Credit Counseling Service 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, he signed and delivered the said instrument as his 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 29th day of MARCH, 2023.

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.

Dated:

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

BY:



Dave Gervase, it's Treasurer

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