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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/29/2024 11:10 AM Pg: 1 of 7

**27TH 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 10<sup>th</sup> day of April 2024, by THOMAS J. WARD, ("Ward") and JUDITH LICHTENSTEIN, ("Lichtenstein"). 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 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

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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, 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, 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 16, 2014, and recorded with the Cook County Recorder of Deeds on December 19, 2014 as Document Number 1435622061, the Twenty-Second Amendment to the Declaration of Condominium Ownership and of Easements,

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Restrictions, Covenants and 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, 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, the Twenty-Fourth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated November 11, 2016, and recorded with the Cook County Recorder of Deeds on November 21, 2016 as Document Number 1632616028, the Twenty-Fifth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated March 29, 2023, and recorded with the Cook County Recorder of Deeds on April 27, 2023 as Document Number 2311722006, and the Twenty-Sixth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Garland Office Condominium Association dated May 4, 2023, and recorded with the Cook County Recorder of Deeds on May 18, 2023 as Document Number 2313841107, (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, Ward, as owner of Units 1220, 1709, and 2012, and Lichtenstein, as owner of Unit 1221, at the Property, desire to amend the Declaration as follows:
1. **Transfer of Limited Common Element Storage Space Nos. 819-1, 819-10, 904-8, 1112, 1316-D, 1707-B, 1708-B, 2200-2, 2200-5, 2201-6, 2201-7, and 1708:**
    - 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 limited common element and by all other unit owners who have any right to use the limited common element.
    - ii. Lichtenstein is the legal owner of Limited Common Element Storage Space Nos. 1707-B and 1708-B appurtenant to Unit 1221 at the Property.
    - iii. Ward is the legal owner of Limited Common Element Storage Space Nos. 904-8 and 1708 appurtenant to Unit 1709 at the Property.

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- iv. Ward is the legal owner of Limited Common Element Storage Space Nos. 819-10, 904-8, 1112, 1316-D, 2200-2, 2200-5, 2201-6, 2201-7, and 1708 appurtenant to Unit 1220 at the Property.
- v. Ward is the legal owner of Units 1220, 1709, and 2012; at the Property; Lichtenstein is the legal owner of Unit 1221 at the Property.
- vi. Lichtenstein is desirous of assigning Limited Common Element Storage Space Nos. 1707-B and 1708-B to be appurtenant to Unit 2012 at the Property.
- vii. Ward is desirous of assigning Limited Common Element Storage Space Nos: 819-10, 904-8, 1112, 1316-D, 2200-2, 2200-5, 2201-6, 2201-7, and 1708 to be appurtenant to Unit 2012 at the Property.
- viii. Such transfers are permitted pursuant to Section 26 of the Act and Section 3.4 of the Declaration.
- ix. Such transfer will not change or affect the parties' respective percentage interest in the Common Elements for the Units owned by the parties.
- x. There is no other unit owner who has any rights to use Limited Common Element Storage Space Nos. 819-10, 904-8, 1112, 1316-D, 1707-B, 1708-B, 2200-2, 2200-5, 2201-6, 2201-7, and 1708.

- xi. Unit 1220 is legally described as follows:

UNIT 1220 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 PRINCIPLE 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 1220, 111 North Wabash Avenue, Chicago, IL 60602  
PIN# 17-10-309-016-1079

- xii. Unit 1221 is legally described as follows:

UNIT 1221 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 PRINCIPLE 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

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COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as Unit 1221, 111 North Wabash Avenue, Chicago, IL 60602  
PIN# 17-10-309-016-1080

xiii. Unit 1709 is legally described as follows:

UNIT 1709 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 PRINCIPLE 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 1709, 111 North Wabash Avenue, Chicago, IL 60602  
PIN# 17-10-309-016-1119

xiv. Unit 2012 is legally described as follows:

UNIT 2012 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 PRINCIPLE 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 2012, 111 North Wabash Avenue, Chicago, IL 60602  
PIN# 17-10-309-016-1152


## **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 No. 819-10, 904-8, 1112, 1316-D, 1707-B, 1708-B, 2200-2, 2200-5, 2201-6, 2201-7, and 1708 are hereby assigned and transferred and made appurtenant to Unit 2012 at the Property owned by Ward.
3. After recording this Amendment, the following Limited Common Element Storage Space are appurtenant to Unit 2012 owned at the Property by Ward 819-1, 819-10, 904-8, 1112, 1316-D, 1707-B, 1708-B, 2200-2, 2200-5, 2201-6, 2201-7, and 1708.

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

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

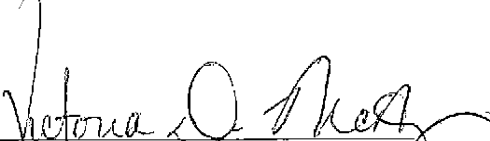
  
Thomas J. Ward

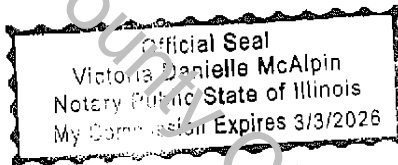
  
Judith Lichtenstein

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 Thomas J. Ward, 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 10<sup>th</sup> day of April 2024.

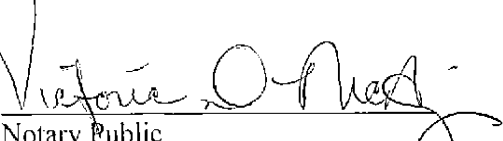
  
Notary Public



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 Judith Lichtenstein, 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 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 10<sup>th</sup> day of April 2024.

  
Notary Public



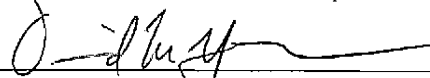
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## CERTIFICATE

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: April 10<sup>th</sup>, 2024

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

By:   
David Gervase, its Treasurer

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