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Doc#: 1423418072 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2014 01:27 PM Pg: 1 of 7

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ASSIGNMENT OF PROPRIETARY LEASE OF CO-OPERATIVE APARTMENT

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Prepared By:

Wyszynski and Associates, P.C.
2500 E. Devon, Ste 250
Des Plaines, IL 60018

Return to:

Wyszynski and Associates, P.C.
2500 E. Devon, Ste 250
Des Plaines, IL 60018

REAL ESTATE TRANSFER TAX

22-Aug-2014



CHICAGO:	127.50
CTA:	51.00
TOTAL:	178.50

13-28-121-039-0000 | 20140501605711 | 1-816-852-608

REAL ESTATE TRANSFER TAX

22-Aug-2014



COUNTY:	8.50
ILLINOIS:	17.00
TOTAL:	25.50

13-28-121-039-0000 | 20140501605711 | 1-175-189-632

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ASSIGNMENT OF PROPRIETARY LEASE OF CO-OPERATIVE APARTMENT

FOR VALUE RECEIVED, Karol M. Zylinski, Assignor, assigns and transfers all right, title and interest the undersigned may have acquired in and to that certain Corporation Lease to Stockholder, dated May 13, 2010, together with all amendments thereto, if any, recorded in Cook County Recorder's office as Document No. 1015834045 on June 7, 2010, and executed between 2944 North Laramie Ave Building Corporation, Lessor and Iwona Zylinski (a.k.a Iwona Zylinska) and Karol M. Zylinski, Lessees, conveying the premises commonly known as Apartment #11, second floor, 2946 ½ No. Laramie Ave, Chicago, IL unto Iwona Zylinska, Assignee.

This is an absolute assignment without representation or warranty by assignor, consent to the assignment having been first had and obtained from Lessor.

Assignee accepts this assignment and covenants with Assignor that Assignee will hereafter keep and perform all the covenants and conditions of the said Corporation Lease to Stockholder on Lessee's part to be kept and performed.

IN WITNESS WHEREFORE, Assignor and Assignee have executed the Assignment this 19 day of July 2014

ASSIGNOR:

Zylinski Karol
Karol M. Zylinski

ASSIGNEE:

Iwona Zylinska
Iwona Zylinska

CERTIFICATE OF CONSENT TO ASSIGNMENT

The undersigned, President of 2944 North Laramie Ave Building Corporation, hereby certifies to the Assignor and the Assigns that, pursuant to the authority of a resolution of its Board of Directors, the said corporation has consented to the assignment of the lease referred to in the foregoing assignment in consideration of the promises and agreements set forth therein and in Assignees acceptance thereof.

The undersigned further certifies that all assessments due to the corporation are fully paid through the date hereof.

Helena Blaszczak
HELENA BLASZCZAK

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LEGAL DESCRIPTION:

APARTMENT 11 IN 2946-1/2 N. LARAMIE COOPERATIVE DESCRIBED AS FOLLOWS:
LOTS 15, 16, AND THE NORTH ½ OF LOT 17 IN SUBDIVISION NUMBER 27 IN THE
HULBERT FULLERTON AVENUE HIGHLANDS, SUBDIVISION NUMBERS 21 TO 29,
BOTH INCLUSIVE, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 28,
TOWNSHIP 40 NORTH, RANGE 13, LYING EAST OF THE 3RD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

PIN 13-28-121-039-0000

c/k/a 2946 N. Laramie, Apt. 11, Chicago, IL 60641

Property of Cook County Clerk's Office

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NO. 1204-S
PREPARED BY CHARLES S. MILAN
REVISED 7-54

JED E. COLE & CO CHICAGO
LEGAL BLANKS

CORPORATION LEASE TO STOCKHOLDER

Corporation Lease To Stockholder

THIS INDENTURE made this 13 day of May, 2010, A. D.M.K. by and between 2944 North Laramie Ave Building Corp. organized under the laws of the State of Illinois hereinafter called the "Lessor," and KAROL M. ZYLINSKI and IWONA ZYLINSKI of Chicago hereinafter called the "Lessee," WITNESSETH that

WHEREAS, the Lessor was heretofore incorporated for the purpose of acquiring, owning, erecting, leasing and operating an Apartment Building on the premises hereafter described, with the intent that the stockholders of the Lessor should have the right, subject to the approval of the Board of Directors of the Lessor, to lease and occupy apartments in said building under the terms and conditions set forth in the By-laws of the Lessor and the provisions of this Lease, so long as they are stockholders; and

WHEREAS, the Lessor is the owner of the following described land, with the building, improvements and appurtenances thereto attached or belonging, acquired for the purpose aforesaid situated in the City Chicago of the County of Cook and State of Illinois to-wit:

LOTS FIFTEEN (15) SIXTEEN (16) AND THE NORTH HALF (N1/2) OF LOT SEVENTEEN (17) IN SUBDIVISION NUMBER TWENTY SEVEN (27) IN THE HULBERT FULLERTON AVE HIGHLANDS, SUBDIVISION NUMBERS (21) TO TWENTY NINE (29) BOTH INCLUSIVE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY EIGHT (28) TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 2944 TO 2946 1/2 NORTH LARAMIE AVE, CHICAGO, IL.

And, WHEREAS, the capital Stock of the Lessor consists of 1005 shares of Common stock of no par value, and the Lessee is the owner and holder of 85 shares of said stock, and by reason of such ownership this lease is granted pursuant to a resolution of the board of Directors of the Lessor subject and under authority of the by-laws of the Lessor corporation; which By-Laws are hereto referred to and made a part hereof;

NOW, THEREFORE, in consideration of the premises and of the covenants and conditions and provisions hereinafter contained, the Lessor has leased, and does hereby lease, to said Lessee, for a term beginning on the 13 day of May, 2010, A. D.M.K. and ending upon the expiration of the Charter of the Lessor unless sooner terminated, as hereinafter provided, all that certain home known as apartment 11 on the 2nd floor of the said Apartment Building above referred to and belonging to the Lessor as aforesaid; said apartment having its main entrance or entrances at 2946 1/2 N. Laramie Ave in the City of Chicago being one of the apartments in the building herein before referred to, together with the appurtenances thereto belonging;

To have and to hold the above granted premises by the Lessee upon the covenants, conditions and provisions hereinafter expressed.

PROVIDED, HOWEVER, and these presents are made, executed and delivered by the Lessor and accepted and executed by the Lessee upon the express condition, that this Lease and the term hereby created shall cease and determine at the option of the Lessor on the happening of any one of the following events or contingencies:

A. In case the Lessee hereunder (or Lessee's assigns, in the event this Lease shall be assigned in accordance with the provisions hereof) shall at any time during the term of this Lease cease to be the owner of said stock, or if the Lessor, in addition to the stock required by any other lease which the Lessee may have with the Lessor hereunder, however, in the event of the death of the Lessee, the surviving spouse, if any, and if no surviving spouse, the other member or members of Lessee's family residing with Lessee at the time of his death, may continue to occupy said apartment for a period of eighteen months after the death of Lessee, upon the terms, covenants, provisions and conditions specified in this Lease, including those relating to occupancy and payment of assessments (if any), or if such surviving spouse or other member or members of decedent Lessee's family shall have succeeded to Lessee's right and interest in said shares of stock, and shall within said eighteen months produce proper evidence thereof, said shares of stock shall be transferred to such successor and a new lease in the term of this Lease of this corporation shall at date of ascertainment thereof of this lease be executed accordingly, in the event said decedent Lessee shall have conveyed or bequeathed his shares of stock and Lease in some designated person other than his surviving spouse or member of his family, or if some such other person is designated by proper evidence of rightful designation, express in writing by acceptance as tenant (within 30) days after written request so to do, accompanied by proper evidence of rightful designation, express in writing by acceptance as tenant of stockholder of the person so designated, if the Lessor shall consent, said shares of stock and Lease may be transferred to the person designated, who shall thereupon take over all rights and obligations of the decedent, subject to the right of occupancy in the surviving spouse or member of decedent's family, if any; but if the Lessor shall refuse to consent, the then stockholders of the Lessor shall be given an opportunity, during thirty days after said last above mentioned thirty days to purchase for cash, said stock and Lease of the then last market value thereof, and should they fail to do so, the parties hereto shall fail to agree, or the value of such shares and Lease, the same shall be determined by appraisers, one or more, as the value shall be fixed by any two of such appraisers, and the expense of appraisal shall be paid by the said designated person or the legal representative thereof, and one by the said designated person or the legal representative of the Lessee, who failing to agree, shall choose a third, who shall be the value of the shares out of the amount received from sale of the said shares and Lease. If the then stockholders shall not exercise the right of purchase, the Lessee out of the amount received from sale of the said shares and Lease, the parties hereto shall fail to agree, or the value of such shares and Lease, the same shall be determined by appraisers, one or more, as the value shall be fixed by any two of such appraisers, and the expense of appraisal shall be paid by the said designated person or the legal representative thereof, and one by the said designated person or the legal representative of the Lessee, who failing to agree, shall choose a third, who shall be the value of the shares out of the amount received from sale of the said shares and Lease. If the then stockholders shall not exercise the right of purchase, the Lessee out of the amount received from sale of the said shares and Lease, the parties hereto shall fail to agree, or the value of such shares and Lease, the same shall be determined by appraisers, one or more, as the value shall be fixed by any two of such appraisers, and the expense of appraisal shall be paid by the said designated person or the legal representative thereof, and one by the said designated person or the legal representative of the Lessee, who failing to agree, shall choose a third, who shall be the value of the shares out of the amount received from sale of the said shares and Lease, and to all the covenants, conditions and provisions of this Lease, and shall be subject to all the obligations of the original stockholder and Lessee, and to all the covenants, conditions and provisions of this Lease.

B. In case at any time during the term of this Lease, the Lessee, or any of Lessee's successors in interest, shall be declared a bankrupt, or in case a general assignment for creditors, or a receiver of his property shall be appointed, or his said stock shall be levied upon and sold in the process of any court or sold pursuant to any agreement whereby it was pledged as collateral security;

C. In case of the sale of the above described real estate and building by the Lessor, provided, however, that the Lessee shall in case of such sale receive not less than thirty (30) days previous written notice of the proposed sale, and that in the event of the consummation of such sale this lease shall be terminated only after not less than six months previous notice in writing to Lessee of such termination;

D. In case at any time the Lessor shall determine upon the affirmative vote of the holders of three fourths in amount of its outstanding capital stock represented in person or proxy, of a stockholders meeting duly called by the Board of Directors to take action on the subject, that because of objectionable conduct on the part of the Lessee, or of a person dwelling in or visiting the demised premises, the tenancy of the Lessee is objectionable, it being understood that the repeated violation or disregard of the rules and regulations as hereto provided, or the permitting or detaining of a person of dissolute, loose or immoral character to enter or remain in the building or demised premises, shall be deemed to be objectionable conduct;

E. In case the Lessee shall default in the performance of any covenant or provision hereof for thirty (30) days after written notice of such default shall have been given by the Lessor as hereinafter provided.

IN CONSIDERATION OF THE PREMISES, the Lessor, subject to the limitation of liability hereinafter stated, hereby covenants and agrees with the Lessee, as follows:

1. That the Lessee, upon paying the assessments hereinafter provided for to be paid and performing the covenants and conditions on Lessee's part to be performed, shall at all times during the term hereby created, quietly hold and enjoy the premises hereby demised.

2. That the Lessor will maintain and manage said building as a first class apartment house, keeping the alleys, yards, courts, public and private parts of the ground and buildings in good condition and repair and free from obstruction, and will keep said halls and stairs properly lighted and heated.

