

# UNOFFICIAL COPY

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GREGORY E. KULIS & ASSOCIATES, LTD.

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2022 02:59 PM PG: 1 OF 5

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## DOCUMENT TITLE

STANDARD LAUNDRY ROOM LEASE (412)

ENTITY:	CATHERINE COURTS CONDOMINIUM ASSOCIATION
PROPERTY ADDRESS:	8439-8503 WEST CATHERINE (412)
PIN(S):	12-11-119-038-1001 THROUGH 12-11-119-038-1512
LEGAL DESCRIPTION:	<p>LAUNDRY AREAS LOCATED WITHIN THE COMMON ELEMENTS OF THE FOLLOWING DESCRIBED CONDOMINIUM BUILDING:</p> <p>THAT PART OF LOTS 1, 2, 3 AND 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 AFORESAID; THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF LOTS 1 AND 3 AFORESAID 731.99 FEET; THENCE SOUTH 00° 00' 00" EAST 313.50 FEET; THENCE SOUTH 89° 59' 52" WEST 34.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 59' 52" WEST 139.62 FEET; THENCE SOUTH 00° 00' 00" EAST 313.76 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89° 58' 00" EAST ALONG SAID SOUTH LINE 285.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 01° 41' 30" EAST ALONG AN EAST LINE OF SAID LOT 3 BEING THE WEST LINE OF NORTH CHESTER AVENUE A DISTANCE OF 175.70 FEET, THENCE NORTHERLY, EASTERLY, AND SOUTHERLY 208.65 FEET ALONG THE PROPERTY LINE OF CUL-DE-SAC KNOWN AS NORTH CHESTER AVENUE BEING AN ARC OF A CIRCLE CONVEX NORTHERLY, HAVING A RADIUS OF 45.0 FEET AND WHOSE CHORD BEARS SOUTH 88° 17' 59" EAST A DISTANCE OF 66.0 FEET TO A WEST LINE OF LOT 2; THENCE SOUTH 01° 41' 30" WEST ALONG SAID WEST LINE 130.26 FEET; THENCE NORTH 90° 00' 00" EAST 70.44 FEET; THENCE NORTH 00° 00' 00" WEST 14.99 FEET TO THE POINT OF BEGINNING, ALL IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.</p> <p>ALSO</p> <p>THAT PART OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SONS' CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF LOT 1 FOR A DISTANCE OF 368.13 FEET; THENCE SOUTH 01° 30' 00" WEST A DISTANCE OF 298.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01° 30' 00" WEST A DISTANCE OF 17.84; THENCE SOUTH 89° 55' 33" EAST A DISTANCE OF 20.75 FEET, THENCE SOUTH 00° 00' 01" WEST A DISTANCE OF 89.50 FEET; THENCE NORTH 89° 59' 30"</p>

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WEST A DISTANCE OF 135.26 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 28.79 FEET; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 700 FEET; THENCE NORTH 28.79 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 60.88 FEET; THENCE NORTH 89° 55' 17" WEST A DISTANCE OF 21.29 FEET; THENCE NORTH 00° 04' 43" EAST A DISTANCE OF 137.36 FEET; THENCE SOUTH 89° 55' 17" EAST A DISTANCE OF 118.00 FEET; THENCE SOUTH 00° 04' 43" WEST A DISTANCE OF 119.56 FEET; THENCE SOUTH 90° 00' 00" EAST A DISTANCE OF 25.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SONS' CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1: THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF LOT 1 FOR A DISTANCE OF 368.13 FEET; THENCE SOUTH 01° 30' 00" WEST A DISTANCE OF 316.44 FEET; THENCE SOUTH 89° 55' 33" EAST A DISTANCE OF 207.06 FEET TO AN EAST LINE OF LOT 1: THENCE NORTH 01° 41' 30" EAST ALONG THE EAST LINE OF LOT 1 AFORESAID 166.83 FEET TO A CORNER OF LOT 1: THENCE SOUTH 30° 58' 66" EAST ALONG A SOUTH LINE OF LOT 1 AFORESAID 160.0 FEET TO A SOUTHEAST CORNER OF LOT 1: THENCE NORTH 01° 41' 30" EAST ALONG THE EAST LINE OF LOT 1 AFORESAID 150.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOTS 1 AND 2 IN ALBERT SCHORSCH SONS' CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1: THENCE SOUTH 01° 41' 30" WEST ALONG THE EAST LINE OF LOT 1 FOR A DISTANCE OF 150.00 FEET TO A SOUTHEAST CORNER OF LOT 1: THENCE NORTH 89° 58' 00" WEST ALONG A SOUTH LINE OF LOT 1 AFORESAID A DISTANCE OF 160.00 FEET TO A CORNER OF LOT 1 AFORESAID, THENCE SOUTH 01° 41' 30" WEST ALONG A EAST LINE OF LOT 1 AND LOT 2 EXTENDED NORTH A DISTANCE OF 166.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 41' 30" WEST ALONG A EAST LINE OF LOT 2 AFORESAID A DISTANCE OF 150.94 FEET TO A CORNER OF LOT 2; THENCE SOUTH 89° 58' 00" EAST ALONG A NORTH LINE OF LOT 2 AFORESAID 160.00 FEET TO A NORTHEAST CORNER OF LOT 2: THENCE SOUTH 01° 41' 30" WEST ALONG THE EAST LINE OF LOT 2 AFORESAID 160.33 FEET TO THE SOUTH LINE OF LOT 2; THENCE NORTH 89° 58' 00" WEST ALONG SAID SOUTH LINE 107.20 FEET; THENCE NORTH 00° 02' 00" EAST 73.66 FEET; THENCE NORTH 89° 45' 05" WEST 224.22 FEET; THENCE NORTH 00° 02' 00" WEST 20.00 FEET; THENCE NORTH 89° 58' 00" WEST 12.00 FEET; THENCE NORTH 00° 02' 00" EAST 6.00 FEET; THENCE SOUTH 89° 58' 00" EAST 89.50 FEET; THENCE SOUTH 89° 55' 33" EAST 186.31 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOTS 1, 2 AND 3 IN ALBERT SCHORSCH & SONS CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE THEREOF 368.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90° 00' 00" WEST 363.86 FEET; THENCE SOUTH 00° 00' 00" EAST 313.50 FEET; THENCE SOUTH 89° 59' 52" WEST 94.15 FEET; THENCE SOUTH 00° 00' 00" EAST 14.99 FEET; THENCE NORTH 90° 00' 00" EAST 283.85 FEET; THENCE SOUTH 00° 00' 00" EAST 255.48 FEET; THENCE NORTH 89° 55' 05" EAST 75.18 FEET; THENCE NORTH 00° 05' 04" WEST 14.81 FEET; THENCE NORTH 89° 58' 00" WEST 55.16 FEET; THENCE NORTH 00° 02' 00" EAST 192.0 FEET; THENCE NORTH 90° 00' 00" EAST 24.28 FEET; THENCE NORTH 00° 00' 00" EAST 60.88 FEET; THENCE NORTH 89° 55' 17" WEST 21.29 FEET; THENCE NORTH 00° 04' 43" EAST 137.36 FEET; THENCE SOUTH 89° 55' 17" EAST 183.0 FEET; THENCE SOUTH 00° 04' 43" WEST 119.56 FEET; THENCE NORTH 90° 00' 00" EAST 25.24 FEET; THENCE NORTH 01° 30' 00" EAST 298.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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THAT PART OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SONS' CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF LOT 1 FOR A DISTANCE OF 368.13 FEET; THENCE SOUTH 01° 30' 00" WEST A DISTANCE OF 316.44 FEET; THENCE SOUTH 89° 55' 33" EAST 20.75 FEET; THENCE SOUTH 00° 00' 01" WEST 89.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 59' 30" WEST 135.26 FEET; THENCE NORTH 00° 00' 00" EAST 28.79 FEET; THENCE NORTH 90° 00' 00" WEST 31.28 FEET; THENCE SOUTH 00° 02' 00" WEST 192.00; THENCE SOUTH 89° 58' 00" EAST 122.38 FEET; THENCE NORTH 00° 00' 00" EAST 6.00 FEET; THENCE NORTH 89° 58' 00" WEST 12.00 FEET; THENCE NORTH 00° 02' 00" EAST 6.00 FEET; THENCE SOUTH 89° 58' 00" EAST 2.00 FEET; THENCE NORTH 01° 36' 47" EAST 151.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOTS 1, 2, 3, AND 4 IN ALBERT SCHORSCH SONS' CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF LOT 1 FOR A DISTANCE OF 368.13 FEET; THENCE SOUTH 01° 30' 00" WEST A DISTANCE OF 316.44 FEET; THENCE SOUTH 89° 55' 33" EAST 20.75 FEET; THENCE SOUTH 00° 00' 01" WEST 89.50 FEET; THENCE NORTH 89° 59' 30" WEST 135.26 FEET; THENCE NORTH 00° 00' 00" EAST 28.79 FEET; THENCE NORTH 90° 00' 00" WEST 31.28 FEET; THENCE SOUTH 00° 02' 00" WEST 192.00 FEET; THENCE SOUTH 89° 58' 00" EAST 55.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 05' 04" EAST 14.81 FEET; THENCE SOUTH 89° 55' 05" WEST 75.18 FEET; THENCE NORTH 90° 00' 00" WEST 70.44 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 01° 41' 30" WEST ALONG SAID WEST LINE 43.52 FEET TO THE SOUTH LINE OF SAID LOT 2 AFORESAID; THENCE SOUTH 89° 58' 00" EAST ALONG SAID SOUTH LINE 488.30 FEET, THENCE NORTH 01° 02' 00" EAST 43.66 FEET; THENCE NORTH 89° 45' 05" WEST 224.22 FEET; THENCE NORTH 00° 02' 00" EAST 14.00 FEET; THENCE NORTH 89° 58' 00" WEST 117.22 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

c/k/a: 5310 North Chester Avenue, 5348-5358 North Cumberland Avenue, 5306 North Cumberland Avenue and 8439-8503 West Catherine Avenue, Chicago, Illinois 60656.  
P.I.N.:12-11-119-038-1001 thru 1512

412

# STANDARD LAUNDRY ROOM LEASE

Phones: Home: \_\_\_\_\_  
Office: \_\_\_\_\_

**THIS INDENTURE**, made this 9th day of April, 2018, between Catherine Courts Condominium Assoc., C/O Prairie Shores Property Mgmt., LLC, 700 N. Sacramento Blvd., Suite 301, Chicago, IL 60612 hereinafter called the LESSOR, and COIN-WASHER COMPANY, 925 South Route 83, Elmhurst, Illinois, 60126 (630)832-4646; hereinafter called the LESSEE.

**WITNESSETH:** That LESSOR, for and in consideration of the covenants and agreements hereinafter contained and made on the part of the LESSEE, does hereby demise and lease to LESSEE for use only by LESSEE, the premises known and described as the laundry room(s) or laundry area(s) in the building(s) commonly known as: 8439-8503 W. Catherine Ave., Chicago, IL 60656

No. Apts./Units 155

to be occupied by the LESSEE, to install, place, and operate on said premises, coin and/or card-metered laundry equipment for use by the occupants of the building in which the demised premises are located, and for no other purpose. The manufacture, style, size, color, model, and type of energy used to be determined solely by LESSEE.

To have and to hold the same for a base term from: May 1, 2018  
to: April 30, 2023

1. LESSEE shall pay to LESSOR by U.S. Mail as rent for said premises 58% of the gross annual income derived from the laundry machines installed at the location mentioned above paid semi-annually ("the Pay Period") by check during the period that this lease shall remain in full force and effect according to the terms and conditions of this lease.

2. LESSOR represents and warrants that LESSOR is owner, lessee, or duly authorized managing agent of the aforesaid premises and that LESSOR has the right and lawful authority to enter into and execute this lease under all of the terms and conditions hereinafter set forth, and that this lease will be binding upon all future successors, heirs, executors, and assigns of the LESSOR, including any future owners, beneficiaries, grantees, parties of interest, or lessees of the building, it being the intention of the parties that the interest granted to the LESSEE herein shall run with the land and building. Title to the aforesaid equipment (including the fixtures wiring, plumbing, and accessories supplied or installed by the LESSEE) and rights to all monies deposited therein by the users thereof shall at all times remain solely in LESSEE and shall not at any time nor under any circumstances vest in LESSOR, and LESSEE shall have the sole right and privilege to remove the said equipment at the expiration or other termination of this agreement by lapse of time or otherwise. LESSOR shall be responsible for all real estate, county, municipal or state taxes, permits, and licensing fees where applicable.

3. LESSOR covenants and agrees that LESSOR will not install and/or operate nor permit any individual, firm, company, or corporation (other than LESSEE) to install and/or operate, on said premises or anywhere in or about the building and/or building grounds, any washing and/or drying machines, either coin operated or not; nor allow any laundry lines or wires, etc., on the premise and/or building grounds, at any time during the period that this lease shall continue in full force and effect as hereinafter provided.

4. LESSOR covenants that the premises have adequate utilities and proper venting and that at the time of installation there will be no building code violation which adversely affects the ability of LESSEE to install, operate, or maintain its laundry equipment. It is the LESSOR's responsibility to ensure that the laundry room shall have a properly pitched floor to an adequate and properly installed floor drain to preclude water damage to building or personal property.

5. LESSEE covenants and agrees to install and operate coin metered laundry equipment in said premises and shall pay the LESSOR at its office as rent for said premises the sum equal to the above-stated percentages on all gross amounts in excess of the cash equivalent of the price of one washing and one drying cycle per installed washer and dryer per day (the minimum compensation deduct). If the lease agreement is based on a flat rate, the minimum compensation deduct shall be paid out of the gross revenue in the machines first, and any flat rates shall be paid out of the balance of the monthly gross proceeds available.

6. In the event of a robbery or vandalism to the laundry equipment, the flat rate or percentage rental shall be adjusted based on the percentage of income lost as ascertained by an accounting for the prior period. Such accounting shall be supplied to the LESSOR at the time of the rental payments if any amounts will be deducted for robbery or vandalism only. Charges made to the occupants of said premises for the use of said equipment, the denominations of coins to be deposited by them for such use, the manner of such deposits and the frequency of collection of such coins, and the times for such collections shall be determined solely by LESSEE.

7. LESSOR shall furnish to LESSEE, at no charge, gas, electricity, adequate exhaust venting for drying machines, adequate heat and venting of laundry room and appropriate hot and cold water to operate said equipment. LESSOR to be responsible for proper water supply, both hot and cold and proper drainage, either through replacement, cleaning, or rodding, and sufficient and proper electrical power supply shall be borne by LESSOR including any damages incurred by vandals, storm damages, or other Acts of God. The type of energy utilized to operate said drying machines shall be at the sole discretion of LESSEE. All costs incurred by the installation of proper gas, water drainage, dryer venting, and/or electrical connections shall be the responsibility of LESSOR. LESSOR shall install such connections, if not now in place, immediately after the signing of this lease. In the event that necessary repairs to the utilities, dryer venting, or laundry room are not completed by the LESSOR within a reasonable amount of time, then the LESSEE may elect to make or have made such repairs with such costs being deducted from LESSOR's rent and/or commissions until such time that the total costs incurred by LESSEE are reimbursed to LESSEE. LESSEE shall provide LESSOR with billings for such work verifying total expenditure by LESSEE to make such repairs.

8. LESSOR agrees that it will protect its and the LESSEE's best interests by promptly reporting the need of service for said laundry machines, and by keeping the designated laundry space and laundry machines clean.

9. LESSOR agrees to permit LESSEE through its representatives, free and unobstructed access to and egress from the installation. The occupants of the building shall have free and unobstructed access to the laundry room or laundry room area for the purpose of using the laundry equipment. The LESSOR shall furnish the LESSEE, and the building tenants with necessary entrance keys to allow free access to the laundry room and building upon signing of this lease, or in the event of a lock change of laundry room or entry door, as soon as such change has been completed.

8. This Laundry Room Lease shall be considered to be extended for an additional period of ten years from the date of its expiration (the extended term) unless LESSEE shall give the LESSOR notice in writing by U.S. Registered or Certified Mail Return Receipt Requested and proof of service thereof at least sixty days prior to the end of the base term that said lease shall not be extended for the additional term. In consideration of such automatic renewal period, the LESSEE shall furnish LESSOR, as additional rent, a sum equal to an additional five percent of the gross annual income, from the machines, subject to the same terms and conditions as agreed in paragraph five of this lease. At the expiration of the extended term, this lease shall continue for additional aggregate like terms (aggregate term being defined as the base term plus the initial extended term) unless terminated by either LESSEE or LESSOR by a notice in writing by U.S. Registered or Certified Mail Return Receipt Requested and proof of service thereof, one to the other, not less than three hundred sixty-five days, but not more than fifteen months, prior to the end of the extended term or any subsequent terms thereafter. If property is sold or management is changed subsequent to the written notice provided herein, then said notice shall be null and void, and shall be considered rescinded. This lease shall be extended for any period of time that the laundry equipment, or the laundry area in the building proper, is unusable due to fire, flood, remodeling, or any Act of God.

9. At the termination of this agreement, LESSEE shall have the right of first refusal on any new lease or contract either for the outright sale, rental, or commission basis lease of the laundry room premises or washers and dryers in the above said building(s). Lessor will tender any bona fide offer (signed by the offering party) within ten days of receiving the same by both U.S. Regular and Registered or Certified Mail, Return Receipt Requested and proof of service thereof. Lessee will have ten days after receipt thereof to match any such offer.

10. LESSOR assumes responsibility for any loss, damage, or destruction of said laundry equipment by theft, fire, vandalism, or any other casualty and LESSEE agrees to procure and carry public liability insurance coverage (in liability limits of not less than \$100,000/\$300,000 - \$100,000) insuring against all claims for personal injuries and property damage arising out of the use of said equipment.

11. In the event of a breach of this lease by LESSOR, including but not limited to the unauthorized disconnection of LESSEE's laundry equipment or the installation on the premises or on or about the building and/or building grounds, of laundry equipment by LESSOR or any other person, firm, or corporation, or the obstruction of the use of the laundry room or laundry equipment by the building tenants or owners, the parties recognize that damages to LESSEE would be difficult to compute and therefore they agree that LESSOR shall pay to LESSEE as liquidated damages and not as a penalty a sum of forty cents per day per dwelling unit for each dwelling unit in the building(s) for the balance of the unexpired original term and renewal thereof, commencing with the month in which the breach occurred, payable immediately upon notice of payment due by LESSEE to LESSOR. In the event of such breach by LESSOR where LESSEE has invested in the installation, repair, replacement, and/or decorating of LESSOR's laundry facilities including but not limited to water piping, electrical piping and fixtures, gas piping, sanitary piping, venting, carpentry work and/or decorating, or any amounts which LESSEE may have given LESSOR as a laundry room allowance, or laundry room improvement allowance, such amounts shall be reimbursed by LESSOR and included in the ascertained liquidated damages and payable upon demand as herein set forth.

12. The covenants and agreements contained herein are the full agreement between the parties, and neither party hereto shall be bound by any statement not included herein, and same shall be binding on the successors, heirs, executors, and assigns of the respective parties including any future owners, beneficiaries, grantees, parties of interest, or lessees of the building. This lease shall be fully assignable by Lessee at any time during the Lease at Lessee's option.

13. LESSOR represents that it is the owner, beneficiary, lessee, or duly authorized management agent for the building and that it has the absolute right and authority to execute this lease. In the event of a change in ownership, and/or a condominium conversion, the LESSOR of title shall warrant and agree to supply and divulge all information regarding this Lease Agreement to the purchaser(s).

14. LESSOR agrees to assume all responsibilities for alterations for the premises that are required by law, including the Fair Housing Act of 1988 as amended, 42 U.S.C. 3601, et seq., and regulations promulgated thereunder.

15. See reverse side of this lease for approximate location of Laundry Room(s) and legal description of premises (optional).

16. See reverse side of this lease for any additional revisions or amendments.

LESSEE  
COIN WASHER COMPANY

BY

*[Signature]*  
Gen Mgr. Coin Washer Co.

LESSOR

*Catherine Court Condo Assoc.*  
Corporation, Partnership, Trust, or Individual

By

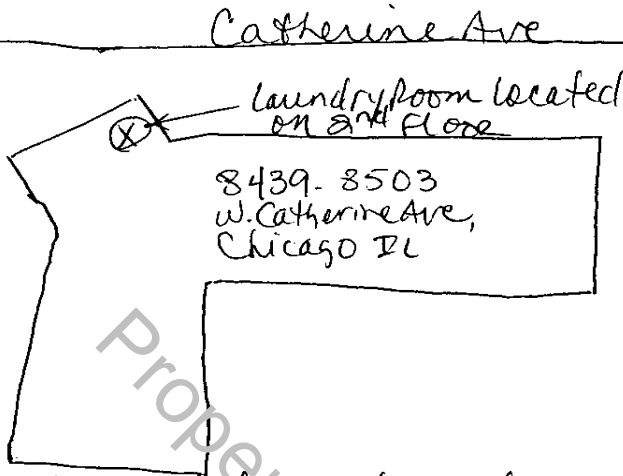
*Cheryl Whelan*  
Title *President* *Secretary*

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15. Approximate Location of Laundry Room:

8439-8503 W. Catherine Ave., 3<sup>rd</sup> Floor, Chicago, IL 60656



\* Map not drawn to scale.

16. Amendments to the laundry room lease:

-Coin Washer will install brand new Speed Queen laundry equipment, prepped for card operation in the laundry room consisting of 10 large capacity top load washers, the equivalent of 10 gas dryers, and 1 large capacity dryer/tumbler (30 lb).

-Coin Washer will paint the laundry room free of charge to the condominium association.

-Coin Washer will install addition LED lighting in the laundry room free of charge to the condominium association.

-Notwithstanding anything in the agreement to the contrary, Coin Washer assumes all responsibility for any loss, damage, or destruction of the value add machine installed in the laundry room against any loss, damage, or destruction by theft or vandalism.

-Coin Washer will provide each living unit in the building with 1 free laundry vend card, pre-loaded with \$40 of laundry use value on the card.

-Coin Washer will pay the Condominium Association the one-time sum of \$16,750.00 at the commencement of this agreement as an incentive (to be used at board's SOLE discretion) upon execution of this agreement.

-Coin Washer will pay the Condominium Association the sum of \$3,000.00 for the existing laundry equipment currently installed in the laundry room.

-Coin Washer will pay the association \$10,000.00 in advanced rent for the premises upon installation of laundry equipment.

INITIAL  
CA

INITIAL  
J.W.

INITIAL  
JM