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LEASE

1. Lessors are RICHARD W. WINKOFF and JOAN MARIE WINKOFF, his wife, who reside at 120 S. Hale, Bartlett, Illinois which is legally described as follows:

All of Lot 8 as designated on the plat of unit 1 of Bartlett Manor Subdivision, being a resubdivision in the Northeast 1 quarter of the Southwest 1 quarter of Section 35, Township 41 North, Range 9 east of the third Principal Meridian, accepting the North 125.50 feet thereof;

Subject to an easement for ingress and egress over the south 10 feet thereof; situated in the County of Cook, State of Illinois.

Also subject to a driveway easement over the east 8.0 feet of the west 18.0 feet thereof.

PTN:

2. Lessees are ROBERT J. CHARNESKI and COLLEEN M. CHARNESKI, his wife, and who reside at 114 S. Hale, Bartlett, Illinois. That the term of this lease shall be for 120 consecutive months, beginning January 1, 1989. That this lease shall run with the land.

3. Lessee shall pay a lessor, at lessors address stated above or such other address as lessor may designate in writing, the sum and amount of FIFTEEN DOLLARS (15.00) per month beginning January 1, 1989 and shall pay a like sum for the first 60 months of this lease. Thereafter, for the next 60 months, lessee shall pay lessor the sum and amount of NINETEEN DOLLARS (19.00) which sum shall be due and payable on the first day of each month. In the event such rent is not received on or before the 10th day of each month, lessor may terminate this lease for non-payment.

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4. That in return for and in consideration of the foregoing, Lessor agrees to rent to lessee a parking stall 10 feet by 20 feet on the south side of lessors property legally described above which parking stall shall be clearly designated immediately parallel and adjacent to lessors' relocated southern fence. It is Lessor's intention to move his south fence to within 10 feet of his south property line as permitted by the Village of Bartlett, IL and the demised parking area will be immediately adjacent to his fence on the southern most 10 feet of lessor's property. The parking area is set forth on Exhibit A attached hereto and by this reference made a part of this agreement as if fully set forth herein.

5. Lessor shall be responsible for painting 6" wide pavement striping in accordance with Exhibit A, which shall be done with marking paint either white or yellow in color; Lessor shall also be responsible in maintaining said pavement striping in good visible condition.

6. Lessor shall be responsible for general maintenance to the demised parking stall, except that snow removal shall be performed by lessee.

7. Lessee agrees that no repair of any vehicle shall be performed on the demised area.

8. That this lease is assignable by lessee to subsequent purchasers or tenants of 114 South Hale.

9. Lessee may, with thirty days advance written notice, terminate this lease.

10. Lessee agrees to keep and maintain automobile liability insurance on any vehicle parked in the designated area and further agrees to keep any vehicle parked on the leased area properly

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licensed in accordance with state and city regulations.

11. Except for lessors' wilful and malicious acts, lessor shall not be liable to lessee for any damage caused to lessees' vehicle while parked in the demised area.

12. It is understood by lessor and lessee that the demised area is intended to be a parking facility for lessees' automobile and shall not be used for a storage facility for any item, including any operable or inoperable motor vehicle, boat or any other property.

13. That both lessor and lessee agree to participate in a cooperative effort to insure that the designated parking stall shall be used only by the tenant and or owner of 114 S. Hale.

IN WITNESS WHEREOF, the parties have caused their hands and seals to be executed this _____ day of October, 1988.

LESSEE

Robert J. Charneski
ROBERT J. CHARNESKI

Colleen M. Charneski
COLLEEN M. CHARNESKI

LESSOR

Richard W. Winkoff
RICHARD W. WINKOFF

Jean Marie Winkoff
JEAN MARIE WINKOFF

REC-01 RECORDING \$14.25
10/21/88 TRAN 8892 10/21/88 13:15:00
#8850 # 8 #-88-588636
COOK COUNTY RECORDER

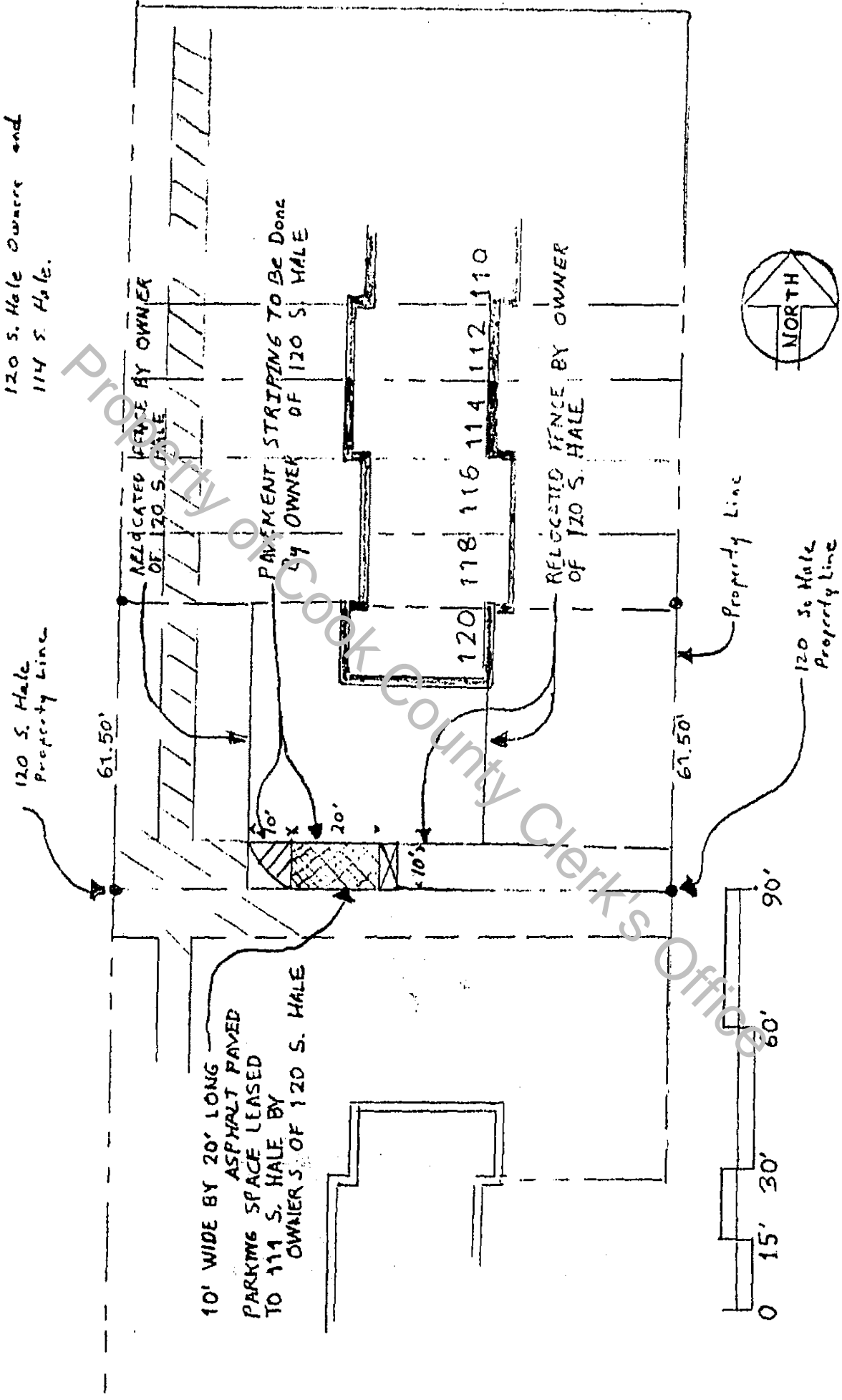
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14⁰⁰ Mail

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Exhibit A
To Agreement Between
120 S. Hale Owners and
114 S. Hale.



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James Etchingham
1550 N. Northwest Highway
Suite 311
Park Ridge, IL - 60068