

RESIDENCE LEASE

DATE OF LEASE	TERM OF LEASE		RENT	SECURITY DEPOSIT*
	BEGINNING	ENDING		
March 2, 1988	March 2, 1988	March 1, 1989	\$694.00 See rider	\$

*IF NONE, WRITE "NONE"; Paragraph 2 of this Lease then INAPPLICABLE.

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<p>LESSEE</p> <p>NAME EARTIS YOUNGER SR. & JANICE YOUNGER</p> <p>ADDRESS OF 926 E. 161st Place</p> <p>PREMISES South Holland, Il. 60473</p> <p>CITY *see Legal Description attached hereto and made a part hereof</p>	<p>LESSOR</p> <p>NAME KATHRYN M. GRAAN</p> <p>ADDRESS 1750 N. Wells, Apt. 202</p> <p>CITY Chicago, Ill. 60614</p>
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In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor for a private dwelling the house designated above (the "Premises"), together with the appurtenances thereto, for the term.

RENT

SECURITY DEPOSIT

CONDITION OF PREMISES

REPAIR

LIABILITY

USE; SUBLET; ASSIGNMENT

RIGHT TO RELET

HOLDING OVER

FLAMMABLES

TAXES AND UTILITIES

1. Lessee shall pay Lessor as rent for the Premises the sum stated above, monthly in advance, with termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing. Time of each such payment is of the essence of this agreement.

2. Lessee has deposited with Lessor the Security Deposit stated above as security for the performance of all covenants and agreements of Lessee hereunder. Lessor may at any time or times apply all or any portion thereof in payment of any amounts due Lessor from Lessee. Upon termination of the lease and full performance of all of Lessee's obligations hereunder, so much of the Security Deposit as remains unapplied shall be returned to Lessee. The Security Deposit shall not bear interest.

3. Lessee acknowledges that the Premises are in good repair, except as herein otherwise specified, and that no representations as to the condition or repair thereof have been made by the Lessor, or Lessor's agent, prior to or at the execution of this lease, that are not herein expressed.

4. The Lessee covenants and agrees with Lessor to take good care of and keep in clean and healthy condition the Premises and their fixtures, and to commit or suffer no waste therein; that no changes or alterations of the Premises shall be made or partitions erected, nor walls papered without the consent in writing of Lessor; that Lessee will make all repairs required to the walls, windows, glass, ceilings, paint, plastering, plumbing work, pipes, and fixtures belonging to the Premises, and Lessee agrees to pay for any and all repairs that shall be necessary to put the Premises in the same condition as when he entered them, reasonable wear and loss by fire excepted and the expense for repairs shall be included within the terms of this lease and no judgment by confession entered therefor.

5. The Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, and shall not be liable for any damage done or occasioned by or from plumbing, gas, water, steam, or other pipes, sewerage, or the bursting, leaking or running from any cistern, tank, washstand, water closet or waste pipe in, above, upon or about the Premises, nor for damage occasioned by water, snow or ice, being upon or coming through the roof, skylight, trap door or otherwise, nor for any damage arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

6. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, nor to be occupied, in whole or in part, by any other person, and will not sublet the same, or any part thereof, nor assign this lease, without in each case the Lessor's written consent had, and will not permit and transfer, by operation of law, of the interest in the Premises acquired through this lease; and will not permit the Premises to be used for unlawful purpose or purposes that will injure the reputation of the same or of the neighborhood; will keep no dogs, cats or other animals or pets in or about the Premises; will not permit the Premises to remain vacant or unoccupied for more than ten consecutive days; and will not permit any alteration of or upon any part of the Premises, nor allow any signs or placards posted or placed thereon, except by written consent of the Lessor; all alterations and additions to the Premises shall remain for the benefit of the Lessor unless otherwise provided in said consent.

7. If Lessee shall abandon or vacate the Premises, the same shall be re-let by the Lessor for such rent, and upon such terms as Lessor may see fit; and if a sufficient sum shall not be thus realized, after paying the expenses of such re-letting and collecting, to satisfy the rent hereby reserved, the Lessee agrees to satisfy and pay all deficiency.

8. If the Lessee retains possession of the Premises or any part thereof after the termination of the term by lapse of time or otherwise, then the Lessor may at Lessor's option within thirty days after the termination of the term serve written notice upon Lessee that such holding over constitutes either (a) renewal of this lease for one year, and from year to year thereafter, at double the rental specified under Section 1 for such period, or (b) creation of a month to month tenancy, upon the terms of this lease except at double the monthly rental specified under Section 1, or (c) creation of a tenancy at sufferance, at a rental of _____ dollars per day for the time Lessee remains in possession. If no such written notice is served then a tenancy at sufferance with rental as stated at (c) shall have been created. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from retention of possession by Lessee.

9. Naphtha, benzine, benzole, gasoline, benzine-varnish, gunpowder, fireworks, nitroglycerine, phosphorus, saltpeter, nitrate of soda, camphene, spirit-gas, or any flammable fluid or oil, shall not be allowed or used on the Premises without the written permission of the Lessor.

10. Lessee shall pay (in addition to the rent above specified) all water taxes and all gas, electricity and power bills, levied or charged on or in respect of the Premises, for and during the term of this lease, and in case no water taxes are levied specifically on or in respect of the Premises, to pay the _____ part of all water taxes levied or charged on or in respect of the building of which the Premises constitutes a part; and in case said water taxes and gas, electricity and power bills shall not be paid when due, Lessor shall have the right to pay the same, which amount so paid, together with any sums paid by Lessor to keep the Premises and their appurtenances in good condition as hereinbefore specified, shall be due and payable with the next installment of rent due thereafter under this lease.

2036 REL ATTORNEY'S OFFICES #

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NOTE: Use Form Number 12-1 for assignment by Tenant.

(SEAL)

(SEAL)

WITNESS hand and seal this _____ day of _____, 19____

Successors and assigns Lessor's interest in the within lease, and the rent thereby secured

In consideration of One Dollar, to the Lessor hereby transfers, assigns and sets over to _____ and _____

ASSIGNMENT BY LESSOR

(SEAL)

(SEAL)

WITNESS hand and seal this _____ day of _____, 19____

For value received _____ hereby guarantee the payment of the rent and the performance of the covenants by the Lessee in the within lease covenanted and agreed, in manner and form as in said lease provided.

GUARANTEE

(SEAL) *Mr. George J. ...*

(SEAL) *Mr. ...*

WITNESS the hands and seals of the parties hereto, as of the Date of Lease stated above.

20. See Rider attached hereto and made a part hereof.

19. If any clause, phrase, provision or portion of this lease or the application thereof to any person or circumstance shall be invalid, or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this lease nor any other clause, phrase, provision or portion hereof, nor shall it affect the application of any clause, phrase, provision or portion hereof to other persons or circumstances.

18. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessee" in case more than one person constitutes either party to this lease, and all such persons shall be jointly and severally liable hereon; and all the covenants and agreements herein contained shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and be exercised by his or their attorney or agent.

17. The Lessee further covenants and agrees to pay and discharge all reasonable costs, attorneys' fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this lease.

16. In case the Premises shall be rendered untenable by fire or other casualty, Lessor shall repair the Premises within thirty days, and failing so to do, or upon the destruction of the Premises by fire, the term hereby created shall cease and determine.

15. After the service of notice, or the commencement of a suit, or after final judgment for possession of the Premises, the Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit, or said judgment.

14. The Lessee hereby irrevocably constitutes any attorney of any court of record in this state, attorney for Lessee in Lessee's name, on default by Lessee of any of the covenants herein, and upon complaint made by Lessor, his agent or assigns, and filed in any such court to enter Lessee's appearance in any such court of record, waive process and service thereof, and confess judgment, from time to time, for any rent which may be due to Lessor, or the Lessor's assigns, by the terms of this lease, with costs and a reasonable sum for attorney's fees, and to waive all errors and all right of appeal from said judgment, and to consent in writing that a writ of execution may be issued immediately.

13. If default be made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by Lessee, it shall be lawful for Lessor at any time, at his election, without notice, to declare said term ended and to re-enter the Premises, or any part thereof, with or without process of law, and to remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distraint for rent due and shall have a valid and first lien upon all personal property which Lessee owns or may hereafter acquire or have an interest in, whether exempt by law or not, as security for payment of the rent herein reserved.

12. Lessee will in every respect comply with the ordinances of the municipality aforesaid, with the rules and orders of the health officers thereof, with the orders and requirements of the police department, with the requirements of any underwriters' association so as not to increase the rates of insurance upon the building and contents thereof, and with the rules and orders of the fire department in respect to any matters coming within their jurisdiction.

11. Lessor reserves the right to put up a "To Rent" sign at any time during the term of this lease, and a "For Sale" sign sixty days prior to the expiration of this lease and the above rent, or any part thereof, or in any of the covenants herein contained to be kept by Lessee, it shall be lawful for Lessor at any time, at his election, without notice, to declare said term ended and to re-enter the Premises, or any part thereof, with or without process of law, and to remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distraint for rent due and shall have a valid and first lien upon all personal property which Lessee owns or may hereafter acquire or have an interest in, whether exempt by law or not, as security for payment of the rent herein reserved.

- SEVER-ABILITY
- SUCCESSORS
- PLURALS:
- OF COSTS
- PAYMENT
- CASUALTY
- FIRE AND
- OR SUIT
- NOTICE
- RENT
- CONFESSION
- DEFAULT
- COMPLIANCE
- SIGNS

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R I D E R

This Rider is attached to and made a part of a certain Lease dated March 2, 1988 by and between EARTIS YOUNGER SR., AND JANICE YOUNGER, tenants, and KATHRYN M. GRANN, lessor, agree as follows:

1. Tenants shall have the option to purchase said premises from the Lessor at a purchase price of \$77,900.00 less all amounts heretofore paid by tenants to Lessor at the time of occupancy by said tenants. Consideration for granting said option shall be the retention of the Security Deposit as reflected in the Lease of even date. However, said option must be exercised by March 1, 1989.
2. Security Deposit referred to hereinabove shall be held by Attorney John King in an interest bearing account for the benefit of the Lessor. In the event that the tenants exercise their option on or before March 1, 1989, then Attorney John King shall pay over to the Lessor the Security Deposit and interest collected thereon and said amount shall be credited to the tenants on the purchase price; however, if tenants choose not to exercise said option for any reason then Attorney John King shall turn over the Security Deposit plus interest to the Lessor as and for payment in full to the Lessor for the granting of the Option to Purchase.
3. The monthly rental equals the current amount of the Lessor's existing mortgage payment and should said payment be increased during the term of this Lease because of an increase in Real Estate Taxes or insurance then upon notice to the tenants and evidence of said increase then the tenants monthly payment shall be modified accordingly.
4. In the event that the tenants exercise their option to purchase prior to March 1, 1989, then the Lessor and Tenants agree to execute any and all documents necessary to effectuate an Assumption of the Lessor's existing mortgage and upon the execution of any required documents then Attorney John King shall pay over the Security Deposit to the Lessor as per paragraph 2 of this Rider.

Eartis Younger Sr.
EARTIS YOUNGER SR.

Janice Younger
JANICE YOUNGER

Kathryn M. Grann
KATHRYN M. GRANN

66129938

03 03 1989

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The undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the undersigned.

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public in and for the State of Illinois

My commission expires on _____, 20____.

Witness my hand and the seal of my office this _____ day of _____, 20____.

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Property of Cook County Clerk's Office

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RIDER TO LEASE FOR THE PROPERTY KNOWN AS
926 EAST 161ST PLACE
SOUTH HOLLAND, IL 60473

LOT 27 IN BLOCK 6 IN PACESETTER PARK, HARRY M. QUINN MEMORIAL
SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 3 IN TYS GOUWENS
SUBDIVISION AND PART OF LOT 14 IN THE SUBDIVISION OF LOT 4 IN TYS
GOUWENS SUBDIVISION, ALL IN THE SOUTHWEST FRACTIONAL 1/4 OF
SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

F P E C O

PERMANENT TAX NUMBER: 29-14-311-025 VOLUME: 207

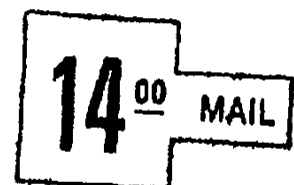
COMMONLY KNOWN AS: 926 EAST 161ST PLACE, SOUTH HOLLAND, IL 60473

-88-129938

Prepared By & Mail To:
Fred Becker
136 Pulaski Rd.
Calumet City, IL 60409

SEPT-91 814.25
7-1444 TRAN 1444 83/30/88 87.57.00
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COOK COUNTY RECORDER

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COOK COUNTY RECORDER
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