

UNOFFICIAL COPY

STANDARD LAUNDRY ROOM LEASE AGREEMENT This is One (1) of 2 copies.

Date: December 20, 1985

Name(s) of Lessor and/or Managing Agent: COSMOPOLITAN NATIONAL BANK OF CHICAGO TRUST # 27676
AND NOT PERSONALLY

Lessor' Address: 801 N. Clark Street, Chicago, Illinois 60610

Address & Legal Description of Building: 633 QUINCY BRIDGE LN., GLENVIEW, IL. 60025

LOT 10 IN QUINCY BRIDGE UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN TORRENS DECEMBER 6, 1985 AS DOC. # 3482065 IN COOK COUNTY, ILLINOIS (Right of Lessee) apartments.

Lessee: GOSCO, INC., an Illinois Corporation

Lessee' Address: P.O. Box # 31, Glenview, Illinois 60025

Lease Term Commences: DECEMBER 20, 1985 Expiration of Original Term: JANUARY 1, 1996

Rental: FIVE (\$5.00) DOLLARS PER MONTH PER LEASED AND OCCUPIED APARTMENT.

This Lease is executed by The Cosmopolitan National Bank of Chicago, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon it and vested in it as such Trustee and under the express direction of the beneficiaries under a certain Trust Agreement dated November 14, 1985 and known as Trust Number 27676 at The Cosmopolitan National Bank of Chicago, for all provisions to which this Lease is expressly made subject. It is expressly understood and agreed that nothing herein shall be construed as creating any liability whatsoever against said Trustee personally, and in particular, without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenant, either express or implied, herein contained or to keep, preserve or sequester any property of said Trust, and that all personal liability of the Trustee of every sort, if any, is hereby expressly waived by said Lessee and by every person now or hereafter claiming any right or security hereunder; and that so far as the said parties herein are concerned the owner of any indebtedness or liability accruing hereunder shall look solely to the premises hereby leased for the payment thereof. It is further understood and agreed that the said Trustee merely holds naked legal title to the property herein described and has no control over or under this Lease, and under this Lease assumes no responsibility for (1) warranties, (2) the construction of the Trust premises, (3) the management or control of such property, (4) the upkeep, inspection, maintenance or repair of such property, (5) the collection of rents or deposits, security or otherwise, or the rental of such property, or (6) the conduct of any business which is carried on upon such premises.

-89-288924

T#1111 JAN 21 09 06/23/89 16:14:00
#5716 # 81 * 89-288924
COOK COUNTY RECORDER \$15.25

The Cosmopolitan National Bank of Chicago, as Trustee as aforesaid & not personally,

BY *Lowell T. Twiss*
Assistant Vice President & Trust Officer
/ Assistant

Attest

Doraldine M. Will
Assistant Trust Officer

By: *H. Joseph Goslin*
H. Joseph Goslin, Pres.
Title: _____

By: _____

04-32-408-010

43 Mail

924

-88-288021

STANDARD LAUNDRY ROOM
LEASE AGREEMENT

ASSIGNMENT BY LESSOR

For valuable consideration, the undersigned, the Lessor described in the within instrument, hereby transfers, assigns and sets over to

NAME _____

ADDRESS _____

and to his or its heirs, legal representatives, successors assigns, his entire interest in and to the within lease, and all interest coming due thereunder after _____ 19____

Lessee shall be authorized to continue making rental payments under this lease to the original Lessor until Lessee receives a copy of this agreement and the address for future rental payments to the assignee.

DATED: _____ 19____

NAME _____

BY _____

UNOFFICIAL COPY

ASSIGNMENT BY LESSEE

For valuable consideration, the undersigned, the Lessee described in the within instrument, hereby transfers, assigns and sets over to:

NAME: Kate Coin Co., an Ill. Corp.

ADDRESS: _____

and to his or its heirs, legal representatives, successors and assigns, his entire interest in and to the within lease, effective as of July 1 1987

DATED _____ 1987

NAME _____

BY: H. Joseph Galin

Property of Cook County Clerk's Office

8924892A

MAIL TO:

KATE COIN CO.
P.O. BOX # 31
GLENVIEW, IL. 60025

UNOFFICIAL COPY

137 Mark

1226

Title:

By:

H. Joseph Gostlin, Pres.

Assistant Trust Officer

Access

Assistant Vice President & Trust Officer / Assistant

BY

The Cosmopolitan National Bank of Chicago, as Trustee as aforesaid & not personally,

COOK COUNTY RECORDER

NOTED FROM 2189 04/23/89 16:14:00

\$13.25

of any business which is carried on upon such premises... of such property, (5) the collection of rents or deposits, security... of such property, (4) the upkeep, inspection, maintenance or repair... of the Trust premises, (3) the management or control... this Lease assumes no responsibility for (2) warranties, and under... described and has no control over or under this Lease, and under... Trustee merely holds naked legal title to the property herein... ment thereof. It is further understood and agreed that the said... under shall look solely to the premises hereby leased for the pay-... concerned the owner of any indebtedness or liability accruing here-... or security hereunder; and that so far as the said parties herein are... said Lessee and by every person now or hereafter claiming any right... of the Trustee of every sort, in any, is hereby expressly waived by... sequester any property of said Trust, and that all personal liability... either express or implied, herein contained or to keep, preserve or... to pay any indebtedness accruing hereunder or to perform any covenant... the Generality of the foregoing, there shall be no personal liability... against said Trustee personally, and in particular, without limiting... herein shall be construed as creating any liability whatsoever... made subject. It is expressly understood and agreed that nothing... Bank of Chicago, for all provisions to which this Lease is expressly... and known as Trust Number 27676 at the Cosmopolitan National... under a certain Trust Agreement dated November 14, 1985... of the power and authority conferred upon it and vested in it as... Chicago, not personally but as Trustee as aforesaid, in the exercise... This Lease is executed by The Cosmopolitan National Bank of

FC6987-58-

(Right to insert Legal Description at later date herein granted to Lessor and/or Lessee)
Number of Buildings and/or Apartments: One (1) Building containing Six (6) Apartments.
Lessee: GOSCO, INC., an Illinois Corporation
Lessor: Address: P.O. Box # 31, Glenview, Illinois 60025
Lease Term Commences: DECEMBER 20, 1985 Expiration of Original Term: JANUARY 1, 1996
Rent: FIVE (\$5.00) DOLLARS PER MONTH PER LEASED AND OCCUPIED APARTMENT.

Name(s) of Lessor:
Address:
TRUST # 27676
NALLY

Date: December 20, 1985
STANDARD LAUNDRY ROOM LEASE AGREEMENT This is One (1) of 2 copies.
GOSCO, Inc., Leasing Division
Box #31, Glenview, Illinois 60025
tel. (312) 729-7783
89288924

UNOFFICIAL COPY

MAIL TO:
KATE COIN CO.
P.O. BOX # 31
GLENVIEW, IL. 60025

69258921

Property of Cook County Clerk's Office

-88-285021

STANDARD LAUNDRY ROOM LEASE AGREEMENT

ASSIGNMENT BY LESSOR

For valuable consideration, the undersigned, the Lessor described in the within instrument, hereby transfers, assigns and sets over to

NAME: _____

ADDRESS: _____

and to his or its heirs, legal representatives, successors assigns, his entire interest in and to the within lease, and the rent coming due thereunder after _____ 19__

Lessee shall be authorized to continue making rental payments under this lease to the original Lessor until Lessee receives a copy of this agreement and the address for future rental payments to the assignee.

DATED: _____ 19__

NAME: _____

BY: _____

ASSIGNMENT BY LESSEE

For valuable consideration, the undersigned, the Lessee described in the within instrument, hereby transfers, assigns and sets over to:

NAME: Kate Coin Co., Inc.

ADDRESS: _____

and to his or its heirs, legal representatives, successors and assigns, his entire interest in and to the within lease, effective as of July 1, 1987

DATED: June 1, 1987 1987

NAME: James J. ...

BY: H. Joseph ...

137 Mark
 04.32.402.202

Title: _____

By: H. Joseph Goslin, Pres.

Corporation Partnership Individual

Name: GOSCO, INC.

LESSOR OR Managing Agent: _____

LESSEE: _____

1266592678

Name: TRUST # 27676 U/T/A dated 11-14-85

Corp. Partnership Individual Trust

LESSOR OR Managing Agent: COSMOPOLITAN NATIONAL BANK OF CHICAGO

1. LEASE OF LAUNDRY ROOM. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the laundry room in the premises described above (Building 1) for the purpose of operating, repairing and maintaining laundry equipment and drivers. A further description or drawing of the Laundry Room may be attached hereto as Exhibit A.

2. OPERATION OF EQUIPMENT. Lessee shall provide and maintain the laundry equipment in good working order at all times except for such repairs or replacements as may be necessary. Lessee shall be responsible for the operation of the laundry equipment and for the maintenance of the laundry room and equipment. Lessee shall not be held liable for any damage to the laundry room or equipment caused by the fault or negligence of any agent or employee of Lessee, or by the fault or negligence of any agent or employee of Lessor, or by the fault or negligence of any agent or employee of the utility company.

3. ACCESS TO LAUNDRY ROOM. Lessee shall have exclusive control and possession of the laundry room and equipment. Lessor shall not be permitted to use the laundry room or equipment for any other purpose. Lessee shall have access to the laundry room and equipment at all times during the term of this lease. Lessee shall be responsible for the maintenance of the laundry room and equipment. Lessee shall not be held liable for any damage to the laundry room or equipment caused by the fault or negligence of any agent or employee of Lessee, or by the fault or negligence of any agent or employee of Lessor, or by the fault or negligence of any agent or employee of the utility company.

4. UTILITIES. Lessee shall connect its laundry equipment to and through the electric meter, heat gas and sewer lines in the building and use such utilities at an additional charge. Lessee shall maintain all such utilities in good working order.

5. EXCLUSIVE LAUNDRY EQUIPMENT. Lessor represents that there is no other laundry equipment presently in the Laundry Room (except equipment owned and used by individual tenants and not for general use). Lessee represents that there is no other laundry equipment in the building (except equipment owned and used by individual tenants and not for general use) and that Lessee will not acquire any other laundry equipment in the building during the term of this lease or renewal hereof, and that Lessee will not acquire any other laundry equipment in the building during the term of this lease or renewal hereof.

6. CONDITION OF PREMISES. Lessor warrants 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 and that the premises have adequate utilities and lighting, including venting, venting and floor drainage. Lessor shall be responsible for installation and housekeeping services for the Laundry Room.

7. TITLE TO EQUIPMENT. Title to all laundry equipment and any fixtures, wiring, plumbing, ducts and accessories applied or installed by Lessee shall at all times remain in the hands of Lessor and upon the expiration or termination of this lease by lapse of time or otherwise Lessee shall have the right to remove all such property from the premises.

8. SECURITY. Lessor shall provide adequate security for the Laundry Room and Lessee's equipment therein. In the event Lessor fails to provide such security and Lessee's equipment therein is damaged or destroyed, Lessee shall be entitled to recover the full amount of the loss of the equipment from Lessor. This Lease Agreement shall be binding and shall inure to the benefit of Lessee's heirs, assigns and personal representatives.

9. SUCCESSION. This Lease Agreement shall be binding and shall inure to the benefit of Lessee's heirs, assigns and personal representatives.

10. ASSIGNMENT. This Lease Agreement shall be binding and shall inure to the benefit of Lessee's heirs, assigns and personal representatives.

11. TERMINATION. The initial term of this lease shall be as set forth above and shall automatically be renewed thereafter for successive terms of the same duration unless either party gives written notice in writing by United States registered or certified mail, return receipt requested, to the other party not less than 180 days nor more than 180 days prior to the scheduled expiration of the initial term of renewal of its desire that this lease not be so renewed or extended.

12. BREACH OF LEASE. In the event of a breach of this lease by Lessor, which such breach shall constitute a breach of the lease, Lessor shall be liable to Lessee for the full amount of the loss of the laundry room and equipment. Lessee shall not be held liable for any damage to the laundry room or equipment caused by the fault or negligence of any agent or employee of Lessee, or by the fault or negligence of any agent or employee of Lessor, or by the fault or negligence of any agent or employee of the utility company.

13. BREACH OF LEASE. In the event of a breach of this lease by Lessee, which such breach shall constitute a breach of the lease, Lessee shall be liable to Lessor for the full amount of the loss of the laundry room and equipment. Lessee shall not be held liable for any damage to the laundry room or equipment caused by the fault or negligence of any agent or employee of Lessee, or by the fault or negligence of any agent or employee of Lessor, or by the fault or negligence of any agent or employee of the utility company.

14. WAIVER OF SUBROGATION. Lessee shall maintain the fire and extended coverage policies covering this agreement.

15. ASSIGNMENT. This Lease Agreement shall be binding and shall inure to the benefit of Lessee's heirs, assigns and personal representatives.

16. ENTIRE AGREEMENT. This Lease Agreement represents the entire agreement between the parties and this agreement may not be amended, altered or modified unless in writing by both parties. Both parties reserve the right to insert correct legal description on the reverse side.

17. GOVERNING LAW. This agreement shall be governed by the laws of the State of Illinois.

In consideration of the mutual covenants and conditions stated below, the Lessor and Lessee named above agree as follows:

UNOFFICIAL COPY

MAIL TO:
KATE COIN CO.
P.O. BOX # 31
GLENVIEW, IL. 60025

89-286921

Property of Cook County Clerk's Office

-89-286921

STANDARD LAUNDRY ROOM
LEASE AGREEMENT

TO

