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## 821 Ridge Avenue Building Corporation

### Stockholder's Lease

DEPT-01 RECORDINGS 115.1  
T#1111 TRAM 0986 12/10/91 15:22:00  
#1544 + 28 \* - 91 - 64 8543  
COOK COUNTY RECORDER

**This Indenture,** made this 15th day of February A. D. 1990 ,  
by and between 821 RIDGE AVENUE BUILDING CORPORATION, a corporation organized  
under the laws of the State of Illinois, hereinafter called the "Lessor," and Mary A. Little  
of Evanston, Illinois, hereinafter called the "Lessee";

WITNESSETH:

**Whereas,** the Lessor was heretofore incorporated for the purpose of acquiring, own-  
ing, erecting, leasing or operating an apartment building, with the intent that the stockholders  
of the Lessor should have the privilege of leasing apartments in said building under the special  
terms and conditions hereinafter set forth, so long as they remain stockholders; and

**Whereas,** the Lessor is the owner of the following described land and premises sit-  
uated in the City of Evanston, County of Cook, and State of Illinois, to-wit:

Lots Fifteen (15) and Sixteen (16) in Block Three (3) in Adams and Brown's Addition to Evanston, being  
a subdivision of part of the North half (N.½) of the North half (N.½) of the South West quarter (S.W.¼)  
of Section Nineteen (19), Township Forty-one (41) North, Range Fourteen (14), East of the 3rd Principal Mer-  
idian, lying East of the center of Ridge Road except the South Two (2) feet, and, P. I. N #11-19-301-004

**Whereas,** the Capital Stock of the Lessor consists of 630 shares of stock of the  
par value of \$10.00 each, and the Lessee is the owner and holder of 42 shares of said stock, by  
reason of which ownership this lease is granted pursuant to a resolution of the Board of Di-  
rectors of the Lessor, under authority of the By-Laws of the Lessor Corporation;

**Now, Therefore,** in consideration of the premises and of the covenants, conditions  
and provisions hereinafter contained, the Lessor has leased, and does hereby lease, to said  
Lessee, for a term beginning on the 15th day of February A. D. 1990,  
and ending upon the expiration of the Charter of the Lessor, unless sooner terminated as herein-  
after provided, all that certain apartment known as Apartment Number

on the first floor at Number 1003 ~~Ridge Avenue~~ in the City of Evanston, Illinois,  
(Washington St.  
being a portion of the building above referred to.

**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 hap-  
pening of any one of the following events:

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4. That the lease shall be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns of the respective parties hereto, except as herein otherwise provided

5. That it is expressly understood and agreed and is a condition of this lease that none of the owners present or future of the stock of said corporation (the Lessor) nor any of the Directors present or future of said Lessor, shall be personally liable upon any of the covenants or agreements of the Lessor contained in this instrument.

6. That the rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

7. That the word "Lessee" wherever and whenever used herein, though expressed in the singular number, shall nevertheless be taken to apply to the persons, one or more, male or female, though plural in number, appearing as the actual Lessees hereunder.

IN WITNESS WHEREOF the Lessor has caused this instrument to be signed by its President, attested by its Secretary, and its corporate seal affixed hereto, and the Lessee has executed this instrument under seal, the day and year first above written.

821 RIDGE AVENUE BUILDING  
CORPORATION

Lessor { By *Leueet Palson* President.

Attest: *Cherold Bondell* Secretary.

Lessee { *Mary A. Little* (Seal)

(Seal)

Corporate Seal:

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## RULES AND REGULATIONS

1. No rugs shall be beaten or swept on the porches, or dust, rubbish or litter swept from apartments into any of the halls or entryways of the building, except under the direction of the janitor; nor shall any dust, rubbish or litter be thrown or emptied from any of the windows of the building.
2. All provisions, milk, ice, groceries, furniture, pianos, bicycles, boxes and like merchandise are to be delivered or removed only through the rear entrances of the building.
3. Dogs, cats, parrots, or other birds, reptiles or animals shall not be kept in or about the building except by express permission in writing of the Board of Directors of the Lessor.
4. The front and rear halls, stairways and entrances shall not be used for the storage of furniture or other articles.
5. No tenant shall interfere in any manner with any portion of the heating, plumbing or lighting apparatus in or about the building.
6. Laundry work shall be done only in the rooms provided for such purpose in the basement of the building. Laundry rooms are reserved for the exclusive use of apartments as follows:

First Floor--Monday

Second Floor--Tuesday.

Third Floor--Wednesday.

7. No tenant shall play upon, or permit the playing upon, any musical instrument between the hours of eleven o'clock P. M. and the following eight o'clock A. M.

8. All complaints regarding the service of the building should be made to the agent in charge of the building or to a member of the Board of Directors.



FIRST SECURITY BANK OF CHICAGO  
196 EAST PEARSON  
CHICAGO ILLINOIS 60611